Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Zoning Permit

Permit Number ZP-2020-009240

LOCATION OF WORK 700 N DELAWARE AVE Parcel A, Philadelphia, PA 19123	**PERMIT FEE** $1,072.00	**DATE ISSUED** 11/19/2020
	ZBA CALENDAR	**ZBA DECISION DATE**
	ZONING DISTRICTS CMX3	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK

New construction, addition, GFA change

APPROVED DEVELOPMENT

FOR THE ERECTION OF TWO (2) SEMI-DEATTACHED STRUCTURES WITH CELLAR ON PARCEL - A. SIZE AND LOCATION AS SHOWN ON THE APPLICATION / PLANS.

APPROVED USE(S)

Residential - Household Living - Multi-Family

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)

CONDITIONS AND LIMITATIONS:

• Permits, including Zoning Permits **not** involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:

- **30-days or 10-days** for Permits related to Unsafe or Imminently Dangerous properties respectively.
- **3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
- **60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
- Any Permit issued for construction or demolition is valid for no more than **five (5) years.**

• All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.

• The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.

Zoning Permit

Permit Number ZP-2020-009240

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

700 N DELAWARE AVE Parcel A, Philadelphia, PA 19123

ADDITIONAL USE DETAILS

See front side for specific use(s) associated with this permit

FOR TO AMENDMENT ZONING PERMIT # ZP-2020-009240 TO DOCUMENT: THE CORRECT GROSS FLOOR AREA (GFA) CALCULATION ON EACH BUILDING: PROPOSED BUILDING #1 WAS ORIGINALLY IDENTIFIED AS HAVING 294,536 SQ. FT. OF GFA WHEREAS THE CORRECT GFA IS 292,792 SQ. FT. AND PROPOSED BUILDING # 2 WAS ORIGINALLY IDENTIFIED AS HAVING 223,959 SQ. FT., WHEREAS THE CORRECT GFA IS 221,515 SQ. FT; AND THE REMAINING PERMIT SAME AS PREVIOUSLY APPROVED. SIZE AND LOCATION AS SHOWN ON THE APPLICATION / PLAN (AMENDMENT APPROVAL DATED 10/31/2021).(Approval date 8/06/2021, FOR PERMIT AMENDMENT TO PREVIOUSLY APPROVED, THE REDUCTION IN MULTI-FAMILY DWELLING UNITS FROM THE 488 TOTAL UNITS TO 466 MULTI-FAMILY DWELLING UNITS, THE REDUCTION IN ACCESSORY PARKING SPACES FROM THE PREVIOUSLY APPROVED 147 SPACES TO 129 SPACES (INCLUDING 7 ADA SPACES (2 VAN ACCESSIBLE), 31 COMPACT SPACES ,8 ELECTRIC PARKING & CHARGING SPACES), A REDUCTION IN CLASS 1A BICYCLE SPACES FROM THE PREVIOUSLY APPROVED 186 SPACES TO 171 SPACES ON ACCESSIBLE ROUTE AND THE RECONFIGURATION OF THE GROUND FLOOR OF EACH STRUCTURE, THE REMAINING SAME AS PREVIOUSLY APPROVED.FOR RETAIL SALES (VACANT), ACCESSORY PERSONAL SERVICES (FITNESS), THEATER, AMENITY SPACE, STRUCTURED GARAGE ON GROUND FLOOR; AND THREE (3) OFF STREET LOADING SPACES. SIZE AND LOCATION AS SHOWN ON THE APPLICATION / PLAN). (NO SIGN ON THIS PERMIT)

This permit is subject to the following specific conditions.

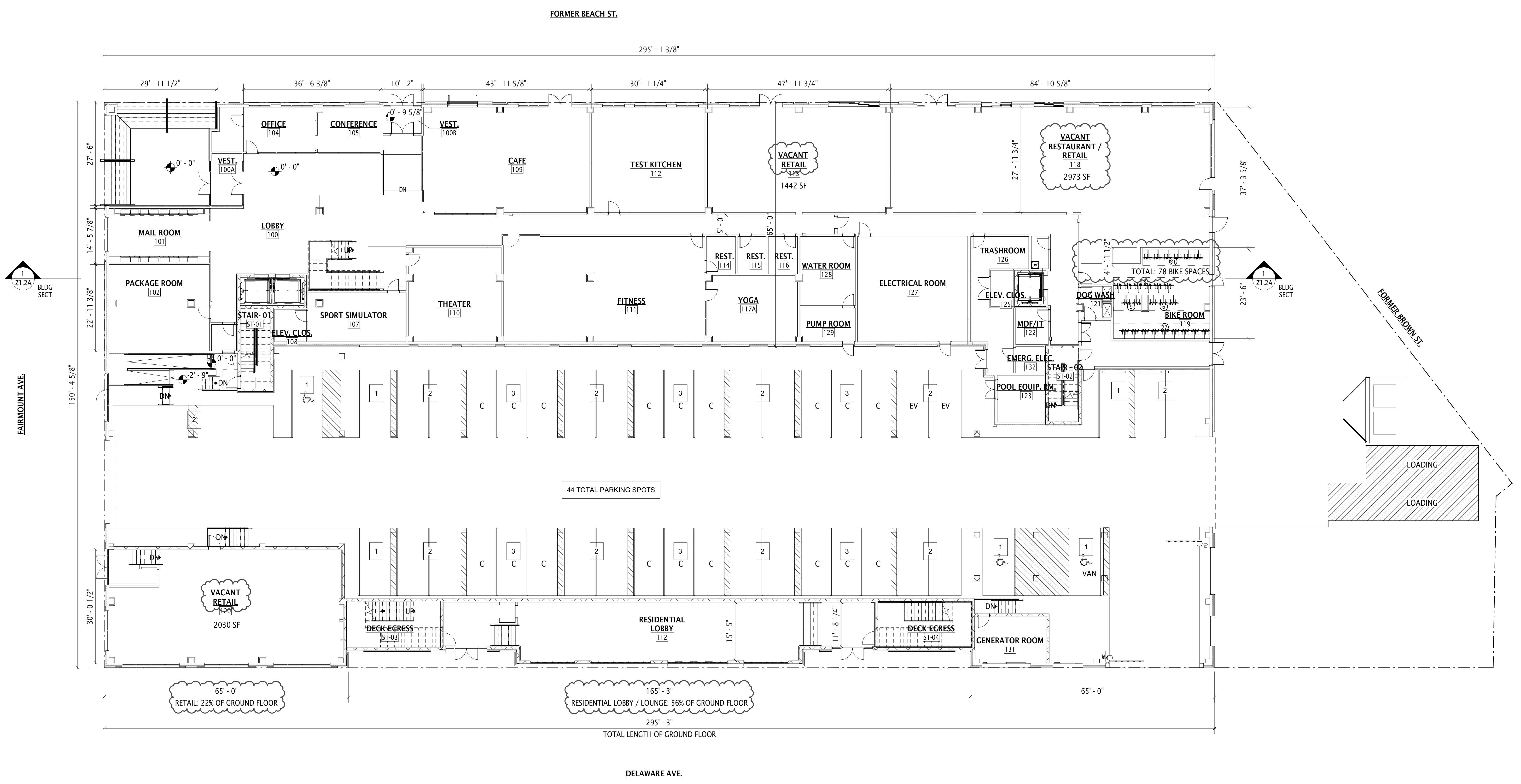
CONDITIONS

This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.

⚠ **Tax Exemption(Abatement):** Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.



1 / Z1.0A FIRST FLOOR PLAN - ZONING
1/16" = 1'-0"

APPROVED
FOR ZONING ONLY
08/18/21
WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS.
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JKRP
ARCHITECTS
100 EAST PENN SQUARE
SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331
JKRPARCHITECTS.COM

RA405121

OWNER/CLIENT

FAIRMOUNT STREET PARTNERS, LLC
359 SPRINGFIELD AVE., 2ND FLOOR
SUMMIT, NJ 07901

STRUCTURAL ENGINEER

O'DONNELL & NACCARATO
701 MARKET ST. #6000
PHILADELPHIA, PA 19106
215-925-3788

MEP ENGINEER

ALDERSON ENGINEERING, INC.
407 LAKESIDE DR.
SOUTHAMPTON, PA 18966
215-364-5635

INTERIOR DESIGNER

KKAD
1186 RAYMOND BLVD.
NEWARK, NJ 07102
908-933-9430

700-730 N. DELAWARE AVE

MIXED USE + MULTI-FAMILY

700-730 N. DELAWARE AVE
PHILADELPHIA, PA 19123

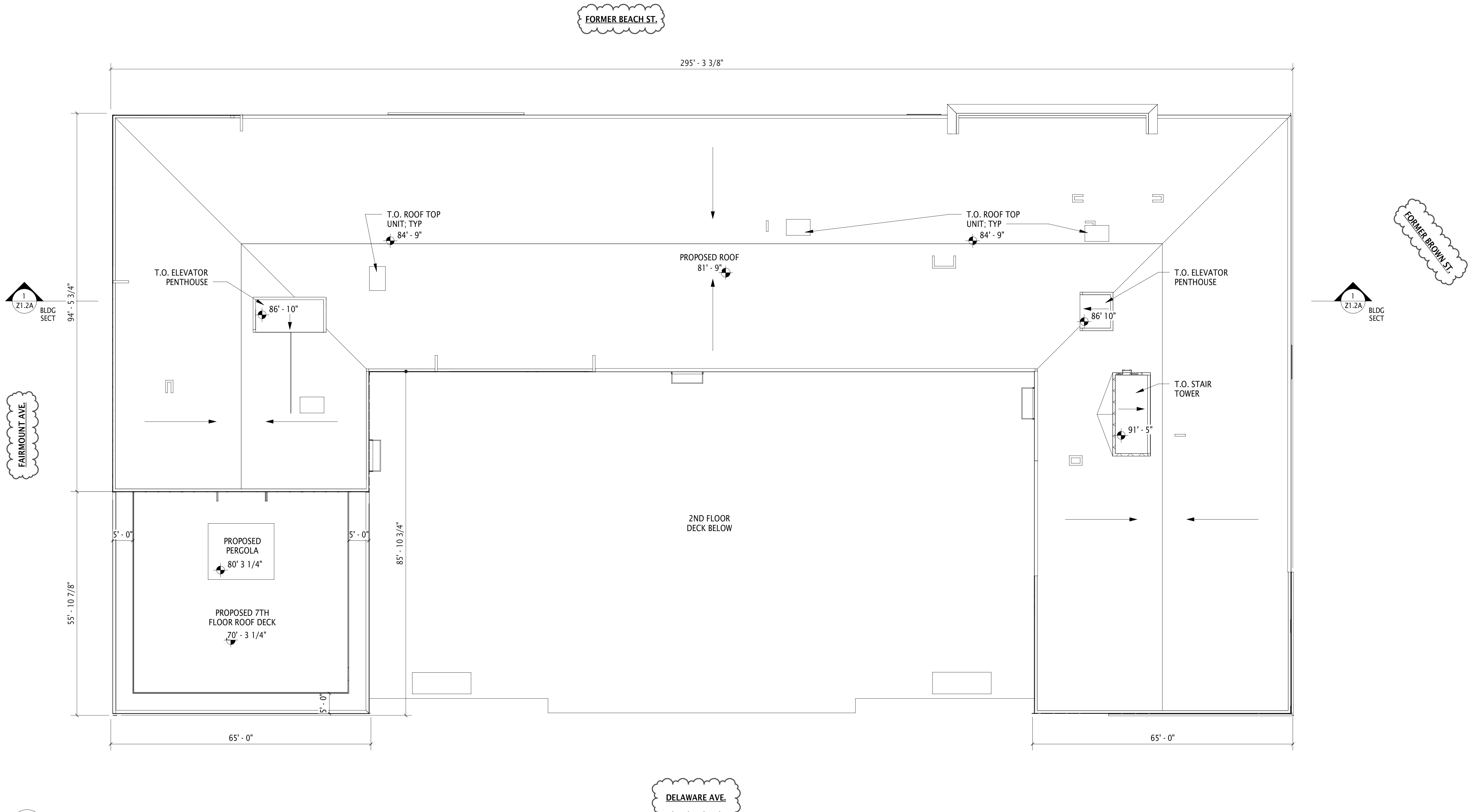
PROJECT NORTH

GROUND FLOOR PLAN

DATE: 2021.06.11
DRAWN BY: DD/BK/KR/SS/LK
REVISIONS:
2021.07.20 ZONING REVISIONS

AS INDICATED

Z1.0A



1
Z1.1A
ROOF PLAN - ZONING
1/16" = 1'-0"

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SUITE 1080
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PROJECT NORTH

ROOF PLAN

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AS INDICATED

Z1.1A

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700-730 N. DELAWARE AVE

MIXED USE + MULTI-FAMILY

700-730 N. DELAWARE AVE
PHILADELPHIA, PA 19123

PROJECT NORTH

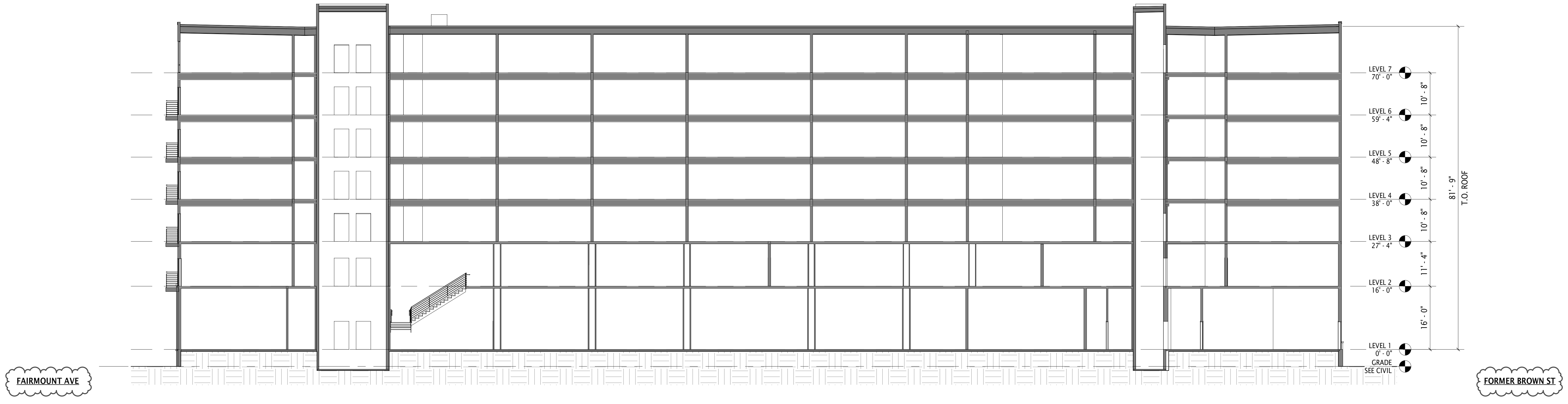
BUILDING SECTION

DATE: 2021.06.11

DRAWN BY: DD/BK/KR/SS/LK

REVISIONS:

2021.07.20 ZONING REVISIONS



1 Z1.2A BUILDING SECTION - ZONING
1/16" = 1'-0"

AS INDICATED

Z1.2A

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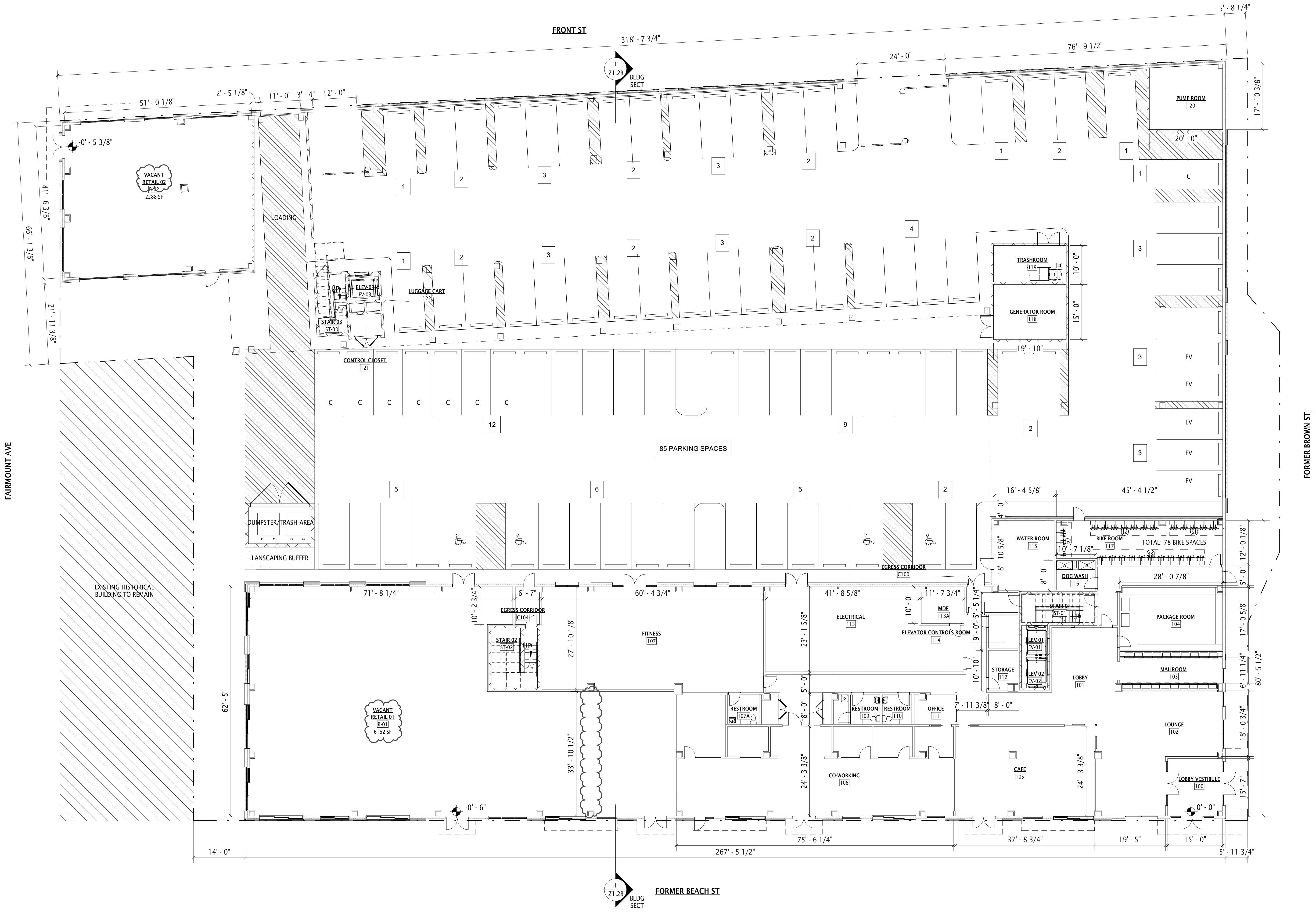

1
Z1.0B
FRONT ST BLDG
GROUND FLOOR PLAN - ZONING
1/16" = 1'-0"

JKRP
ARCHITECTS

100 EAST PENN SQUARE
SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331
JKRPARCHITECTS.COM

No. RA405121

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SUMMIT, NJ 07901

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215-925-3788

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SOUTHAMPTON, PA 18966
215-364-5635

INTERIOR DESIGNER

KKAD
1186 RAYMOND BLVD.
NEWARK, NJ 07102
908-933-9430

711-735 N FRONT ST

MIXED-USE + MULTIFAMILY

711-735 N FRONT ST
PHILADELPHIA, PA 19123

PROJECT NORTH

FRONT ST. BLDG
GROUND FLOOR PLAN

DATE: 2021.06.11

DRAWN BY: DD/BK/KR/SS/LK

REVISIONS:

2021.07.20 ZONING REVISIONS

AS INDICATED

Z1.0B

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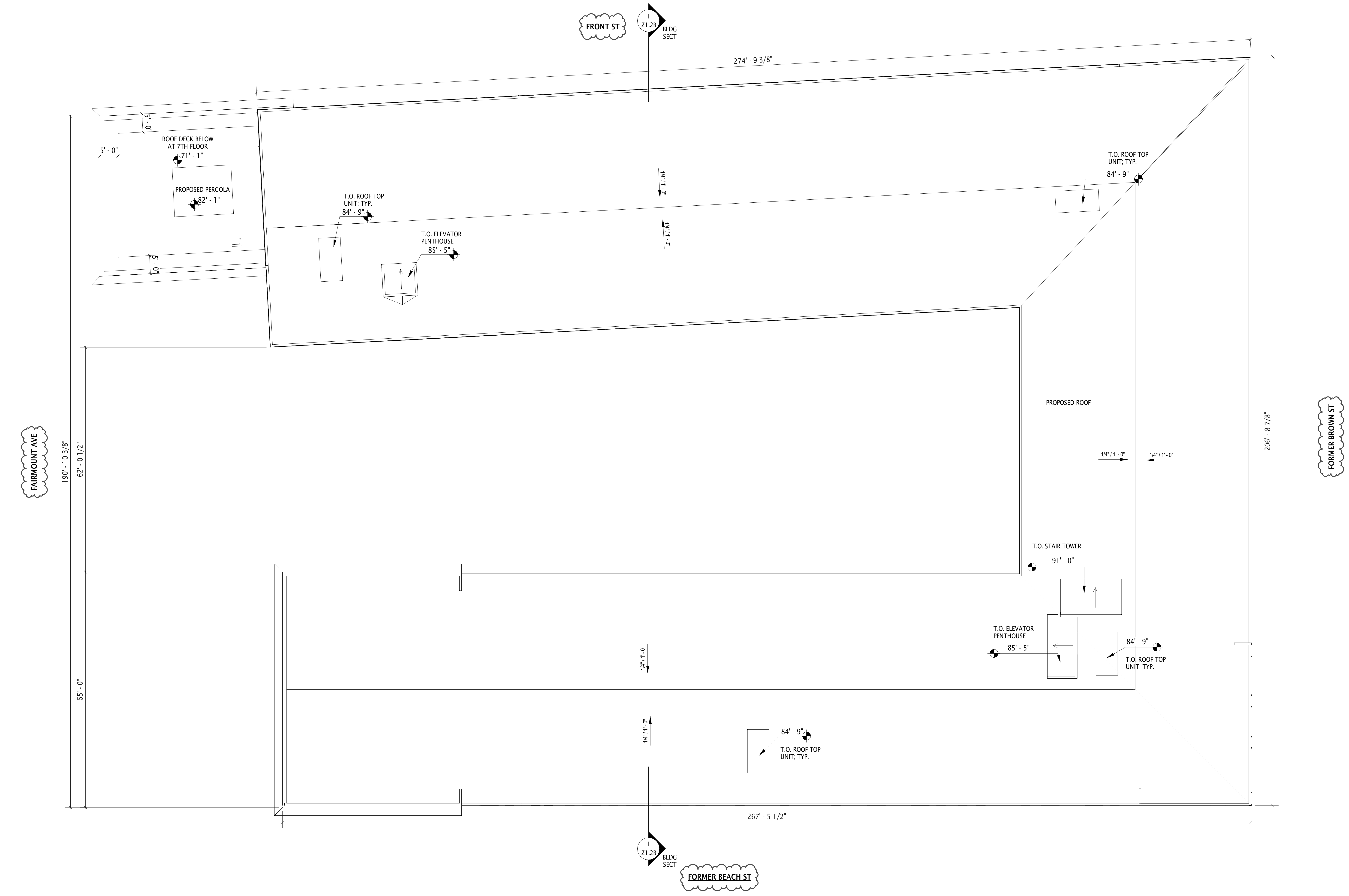

1
Z1.1B
FRONT ST BLDG
ROOF PLAN - ZONING
1/16" = 1'-0"

711-735 N FRONT ST

MIXED-USE + MULTIFAMILY

711-735 N FRONT ST
PHILADELPHIA, PA 19123

PROJECT
NORTH

FRONT ST. BLDG ROOF PLAN

DATE: 2021.06.11

DRAWN BY: DD/BK/KR/SS/LK

REVISIONS:

2021.07.20 ZONING REVISIONS

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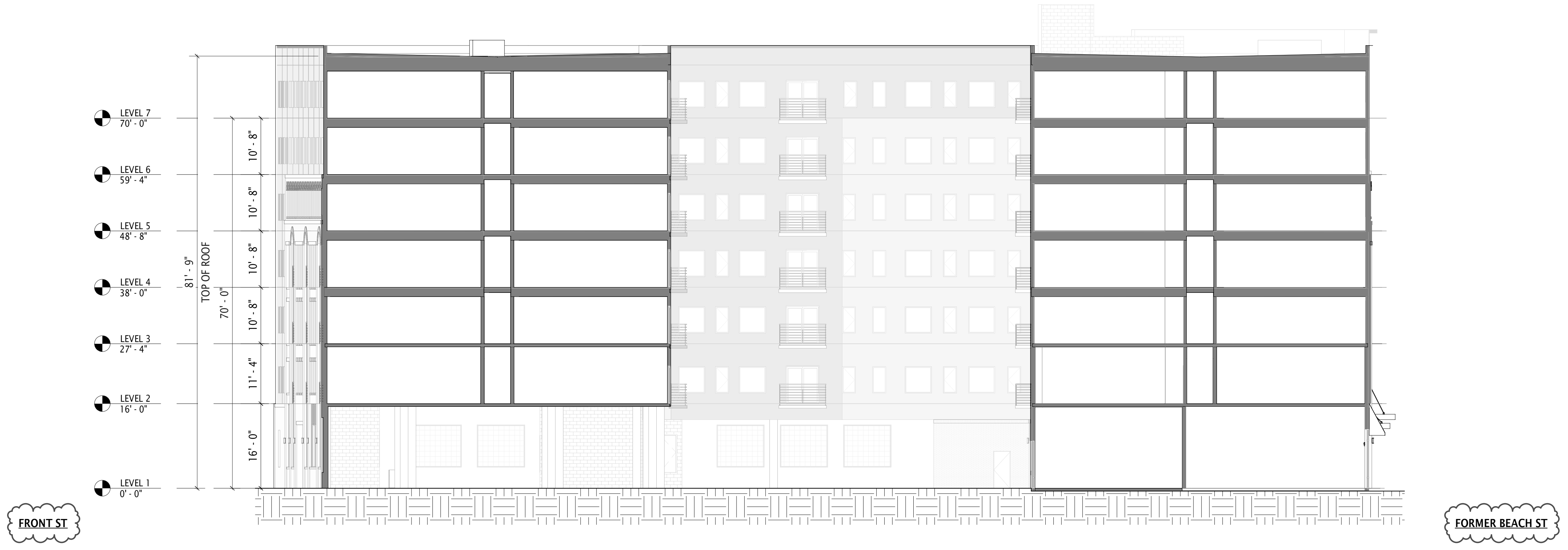

1
Z1.2B
FRONT ST BLDG
BUILDING SECTION - ZONING
1/16" = 1'-0"

JKRP
ARCHITECTS
100 EAST PENN SQUARE
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REGISTERED ARCHITECT
PENNSYLVANIA
No. RA405121

OWNER/CLIENT

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359 SPRINGFIELD AVE, 2ND FL
SUMMIT, NJ 07901

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INTERIOR DESIGNER

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NEWARK, NJ 07102
908-933-9430

711-735 N FRONT ST

MIXED-USE + MULTIFAMILY

711-735 N FRONT ST
PHILADELPHIA, PA 19123

PROJECT
NORTH

FRONT ST. BLDG
SECTION

DATE: 2021.06.11

DRAWN BY: DD/BK/KR/SS/LK

REVISIONS:

2021.07.20 ZONING REVISIONS

AS INDICATED

Z1.2B

APPROVED
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08/18/21
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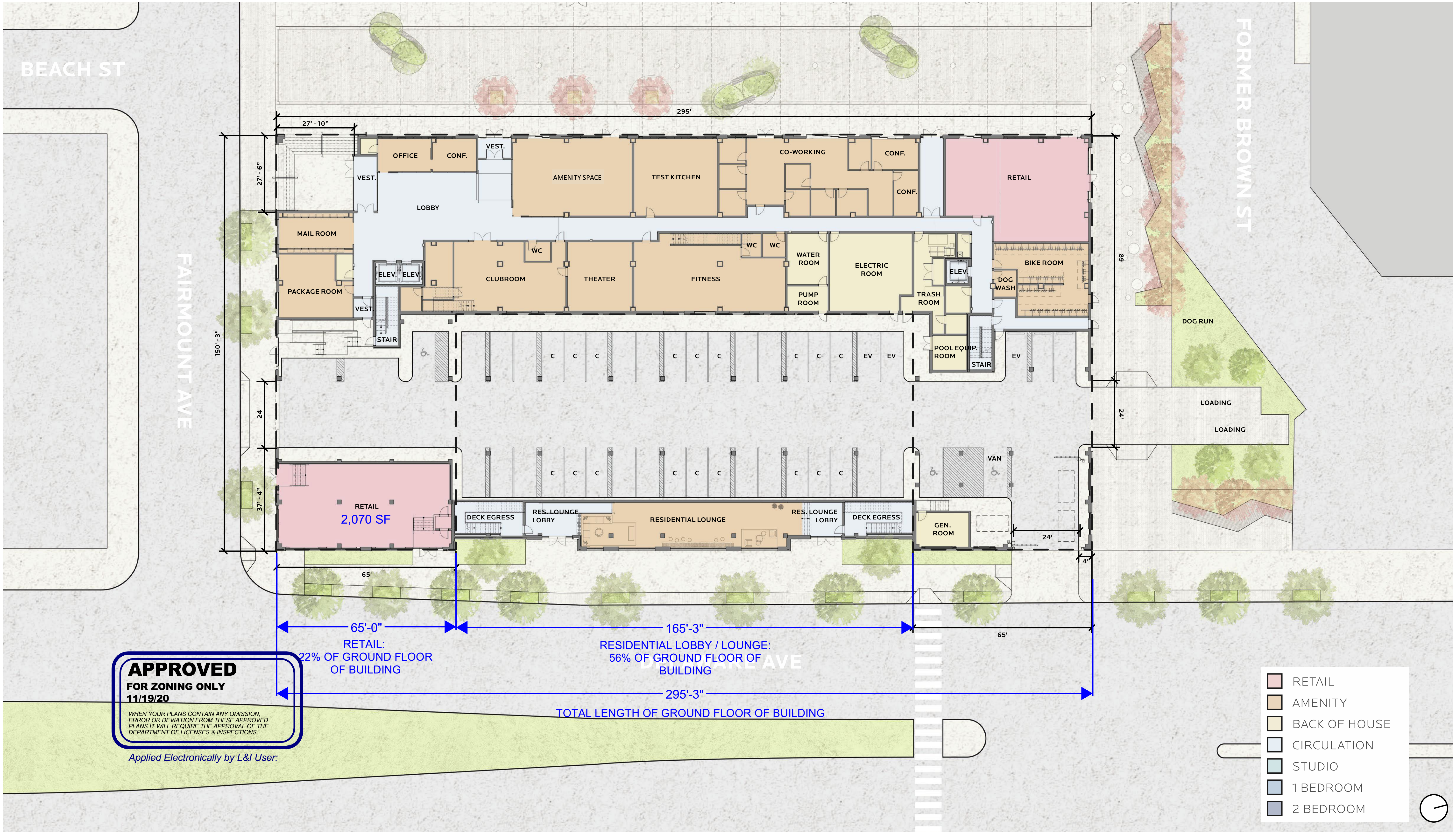

APPROVED
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11/19/20
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JKRP ARCHITECTS

2020.08.18

700–730 DELAWARE AVE
GROUND FLOOR PLAN

PLOTTED: 8/18/2020 1:58 PM, BY: Sean Gaffney PLOTSTYLE: Pennoni NCS.stb PROJECT STATUS:

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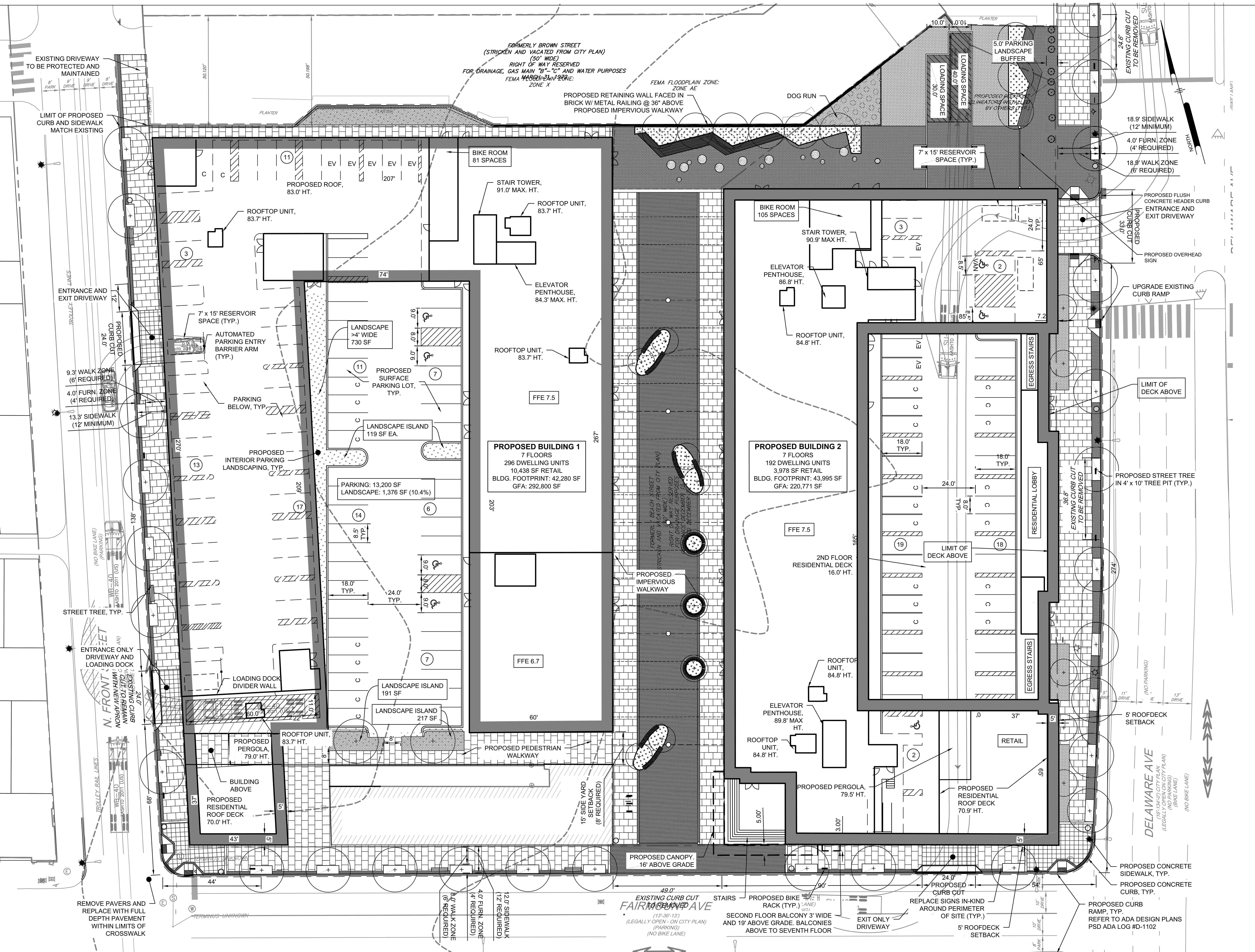


FORMERLY BROWN STREET
(STRICKEN AND VACATED FROM CITY PLAN)
(50' WIDE)
RIGHT OF WAY RESERVED
FOR DRAINAGE, GAS MAIN "B"-"C" AND WATER PURPOSES
MARCH 31, 1972
FEMA FLOODPLAIN ZONE: ZONE X
FEMA FLOODPLAIN ZONE: ZONE AE
PROPOSED RETAINING WALL FACED IN BRICK W/ METAL RAILING @ 36" ABOVE PROPOSED IMPERVIOUS WALKWAY
DOG RUN
PLANTER
50.120'
50.198'
EXISTING DRIVEWAY TO BE PROTECTED AND MAINTAINED
8' PARK
9' DRIVE
9' DRIVE
8' DRIVE
LIMIT OF PROPOSED CURB AND SIDEWALK MATCH EXISTING
PROPOSED ROOF, 83.0' HT.
207'
EV
C
11
BIKE ROOM 81 SPACES
STAIR TOWER, 91.0' MAX. HT.
ROOFTOP UNIT, 83.7' HT.
ELEVATOR PENTHOUSE, 84.3' MAX. HT.
74'
3
ENTRANCE AND EXIT DRIVEWAY
12'
PROPOSED CURB CUT 24.0'
TROLLEY LINES
7' x 15' RESERVOIR SPACE (TYP.)
AUTOMATED PARKING ENTRY BARRIER ARM (TYP.)
LANDSCAPE >4' WIDE 730 SF
9.0'
8.0'
9.0'
PROPOSED SURFACE PARKING LOT, TYP.
7
9.3' WALK ZONE (6' REQUIRED)
4.0' FURN. ZONE (4' REQUIRED)
13.3' SIDEWALK (12' MINIMUM)
PARKING BELOW, TYP.
LANDSCAPE ISLAND 119 SF EA.
FFE 7.5
PROPOSED BUILDING 1
7 FLOORS
296 DWELLING UNITS
10,438 SF RETAIL
BLDG. FOOTPRINT: 42,280 SF
GFA: 292,800 SF
267'
270'
13
PROPOSED INTERIOR PARKING LANDSCAPING, TYP.
209'
PARKING: 13,200 SF
LANDSCAPE: 1,376 SF (10.4%)
203'
17
14
6
8.5' TYP.
138'
(NO BIKE LANE) (PARKING)
WB-40 AASHTO 2011 (US)
18.0' TYP.
24.0' TYP.
STREET TREE, TYP.
ENTRANCE ONLY DRIVEWAY AND LOADING DOCK
N. FRONT STREET
24.0' EXISTING CURB CUT TO REMAIN WITH NEW APRON
LOADING DOCK DIVIDER WALL
FFE 6.7
LANDSCAPE ISLAND 191 SF
LANDSCAPE ISLAND 217 SF
60.0'
11.0'
22'
60'
ROOFTOP UNIT, 83.7' HT.
8'
PROPOSED PERGOLA, 79.0' HT.
BUILDING ABOVE
PROPOSED RESIDENTIAL ROOF DECK 70.0' HT.
37'
5'
43'
68'
TROLLEY RAIL LINES
PROPOSED PEDESTRIAN WALKWAY
15' SIDE YARD SETBACK (8' REQUIRED)
44'
TERMINUS UNKNOWN
REMOVE PAVERS AND REPLACE WITH FULL DEPTH PAVEMENT WITHIN LIMITS OF CROSSWALK
8.0' WALK ZONE (6' REQUIRED)
4.0' FURN. ZONE (4' REQUIRED)
12.0' SIDEWALK (12' REQUIRED)
FORMERLY BEACH STREET (STRICKEN AND VACATED FROM CITY PLAN) 50' WIDE RIGHT OF WAY RESERVED FOR DRAINAGE PURPOSES
PROPOSED IMPERVIOUS WALKWAY
PROPOSED CANOPY. 16' ABOVE GRADE
49.0'
EXISTING CURB CUT TO REMOVED
FAIRMOUNT AVE
(13'-36'-13')
(LEGALLY OPEN - ON CITY PLAN)
(PARKING)
(NO BIKE LANE)
STAIRS
PROPOSED BIKE RACK (TYP.)
SECOND FLOOR BALCONY 3' WIDE AND 19' ABOVE GRADE. BALCONIES ABOVE TO SEVENTH FLOOR
EXIT ONLY DRIVEWAY
90'
24.0' PROPOSED CURB CUT
REPLACE SIGNS IN-KIND AROUND PERIMETER OF SITE (TYP.)
5' ROOFDECK SETBACK
54'
10.0'
10.0'
LOADING SPACE 30.0'
LOADING SPACE 40.0'
5.0' PARKING LANDSCAPE BUFFER
PROPOSED FLEXPOST DELINEATORS INSTALLED BY OTHERS (TYP.)
24.6' EXISTING CURB CUT TO BE REMOVED
18.9' SIDEWALK (12' MINIMUM)
4.0' FURN. ZONE (4' REQUIRED)
18.9' WALK ZONE (6' REQUIRED)
NORTH
(BIKE LANE)
7' x 15' RESERVOIR SPACE (TYP.)
BIKE ROOM 105 SPACES
STAIR TOWER, 90.9' MAX HT.
ELEVATOR PENTHOUSE, 86.8' HT.
ROOFTOP UNIT, 84.8' HT.
24.0' TYP.
65'
VAN
8.5'
2
7.2
PROPOSED FLUSH CONCRETE HEADER CURB
ENTRANCE AND EXIT DRIVEWAY
PROPOSED CURB CUT 33.0'
PROPOSED OVERHEAD SIGN
UPGRADE EXISTING CURB RAMP
EGRESS STAIRS
LIMIT OF DECK ABOVE
PROPOSED BUILDING 2
7 FLOORS
192 DWELLING UNITS
3,978 SF RETAIL
BLDG. FOOTPRINT: 43,995 SF
GFA: 220,771 SF
18.0' TYP.
24.0'
8.0' TYP.
RESIDENTIAL LOBBY
36.8' EXISTING CURB CUT TO BE REMOVED
PROPOSED STREET TREE IN 4' x 10' TREE PIT (TYP.)
FFE 7.5
165'
19
18
LIMIT OF DECK ABOVE
2ND FLOOR RESIDENTIAL DECK 16.0' HT.
274'
ROOFTOP UNIT, 84.8' HT.
ELEVATOR PENTHOUSE, 89.8' MAX HT.
ROOFTOP UNIT, 84.8' HT.
37'
5'
RETAIL
5' ROOFDECK SETBACK
5' BIKE
11' DRIVE
(NO PARKING)
13' DRIVE
PROPOSED PERGOLA, 79.5' HT.
PROPOSED RESIDENTIAL ROOF DECK 70.9' HT.
5.00'
3.00'
DELAWARE AVE
(16'-134'-0') CITY PLAN
(LEGALLY OPEN ON CITY PLAN)
(NO PARKING)
(BIKE LANE)
(NO BIKE LANE)
PROPOSED CONCRETE SIDEWALK, TYP.
PROPOSED CONCRETE CURB, TYP.
PROPOSED CURB RAMP, TYP. REFER TO ADA DESIGN PLANS PSD ADA LOG #D-1102
10' DRIVE
10' DRIVE
8' PARK

PARKING AND LOADING REQUIREMENTS

SECTION	DESCRIPTION	REQUIRED		PROVIDED	
14-802(4) & TABLE 14-802-3	MOTOR VEHICLE PARKING RATIOS (REQUIRED PARKING IN COMMERCIAL DISTRICTS)	488 MULTI-FAMILY UNITS REQUIRED: 3/10 UNITS		133 (INCLUDING 28 COMPACT SPACES)	
		147 SPACES			
14-802-8(e)	BICYCLE PARKING REDUCTION	FOR EVERY 5 CLASS 1 BICYCLE PARKING SPACES THE NUMBER OF REQUIRED OFF-STREET PARKING CAN BE REDUCED BY 1 (UP TO 10%) -14 SPACES (133 SPACES REQUIRED)			
14-803-2	RESERVOIR SPACE	101-200 SPACES PROVIDED - 5 RESERVOIR SPACES REQUIRED		5	
14-802(5)	PARKING FOR PERSONS WITH DISABILITIES	TOTAL PARKING SPACES PROVIDED: 101-150 REQUIRED: 5 ADA SPACES		7	
		FOR EVERY SIX OR FRACTION OF SIX ADA SPACES REQUIRED, AT LEAST ONE SHALL BE A VAN-ACCESSIBLE SPACE REQUIRED: 2 VAN ACCESSIBLE SPACE		2	
14-806(1) & TABLE 14-806-1 & TABLE 14-806(3)	OFFSTREET LOADING	3 SPACES (513,571 SF GFA)		3	
	DIMENSIONS	1ST SPACE: 10' W X 40' L X 14' H 2ND SPACE: 11' W X 60' L X 14' H 3RD SPACE: 10' W X 30' L X 14' H			
14-804(1) & TABLE 14-804-1	BICYCLE PARKING	MULTI-FAMILY BUILDINGS: 12 OR MORE DWELLING UNITS - 1 PER EVERY 3 DWELLING UNITS OR FRACTION THEREOF REQUIRED: 163 SPACES	ALL OTHER USES: REQUIRED: 0 SPACES	INTERIOR	186
		TOTAL: 163 SPACES		EXTERIOR	0

PLANT SCHEDULE - REQUIRED LANDSCAPING

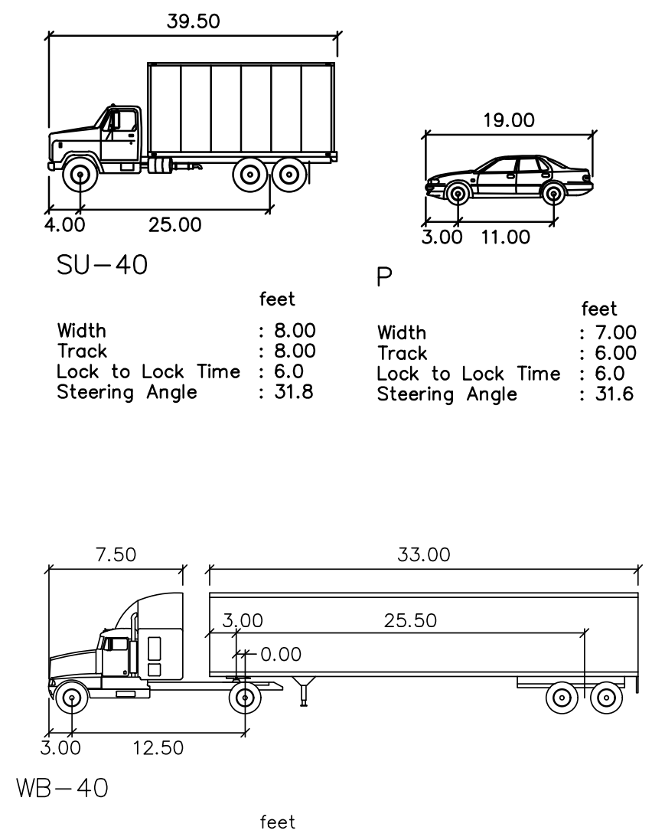
KEY	QTY	BOTANICAL NAME	COMMON NAME
Qb	6	*Quercus bicolor*	Swamp White Oak
Pa	6	*Nyssa sylvatica*	Black Gum
[illegible]	7	*Acer rubrum 'Redpoint'*	Redmaple
Co	3	*Celtis occidentalis*	Common Hackberry
Ct	6	*Crataegus crus-gali 'Inermis'*	Thornless Hawthorn
Qp	5	*Quercus palustris 'Pringreen'*	Green Pillar Pin Oak
Cf	3	*Cornus florida 'Cherokee Chief'*	Flowering Dogwood
Py	6	*Cercis canadensis*	Eastern Redbud
Ua	5	*Ulmus Americana 'New Harmony'*	New Harmony American Elm

APPROVED
FOR ZONING ONLY
11/19/20
WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS
Applied Electronically by L&I User:

PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT
>>> APPROVAL FOR ZONING ONLY <<<
~~NO BUILDING PERMIT IS TO BE ISSUED WITHOUT STAMPED PLANS BY THE DEPARTMENT OF STREETS FOR FINAL APPROVAL OF SITE PLAN~~
THE APPLICANT IS REQUIRED TO SECURE THE APPROVAL OF THE ZONING AUTHORITIES, AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREETS DEPARTMENT
_____ ENCROACHMENT ORDINANCE REQUIRED FOR: _____
_____ COMMITTEE OF HIGHWAY SUPERVISORS (APPLICATION NO._____)
_____ DETAILED REVIEW FOR MINOR SITE PLAN
_____ COORDINATED REVIEW FOR MAJOR SITE PLAN:
_____ CITY PLAN ACTION
_____ OTHER _____
APPLIED ELECTRONICALLY BY STREETS STAFF:
Coleman Cosby R
ON: **November 19, 2020**
FOR CHIEF HIGHWAY ENGINEER

ZONING REQUIREMENTS

SECTION	DESCRIPTION		REQUIRED/ALLOWED		PROVIDED
PHILADELPHIA ZONING ORDINANCE, ZONED "COMMERCIAL MIXED-USE-3" (CMX-3)					
TOTAL LOT AREA = 128,290 SF; 2.95 AC (DISTRICT STANDARD MEASURE) (DS)					
14-602(5) & Table 14-602-3 (IRMX)	USE REGULATIONS	RESIDENTIAL USE CATEGORY	MULTI-FAMILY		488 MULIT-FAMILY DWELLING UNITS
		RETAIL USE CATEGORY	ALLOWED		PROVIDED
14-701(4) & Table 14-701-4 & 14-516(3)(a)(.3)(.a)	DIMENSIONAL STANDARDS	MAX. OCCUPIED AREA (% OF LOT)	CORNER: 80%		67% (86,275 SF)
		FRONT YARD (FT)	NO LIMIT		0
		SIDE YARD (FT)	8 FT (CORNER LOT)		15 FT
		REAR YARD (FT)	NO LIMIT		0
		BUILDING HEIGHT (FT)	NO LIMIT		7 STORIES - 84'-6" MAX BLDG. HT.
		FLOOR AREA RATIO (% OF LOT AREA)	500% (641,450 SF)		400% (513,571 SF GFA)
14-803(5)	PARKING LANDSCAPE AND SCREENING	PERIMETER SCREENING FROM PUBLIC STREETS	LANDSCAPED AREA TO BE >/= REQUIRED SETBACK (NO LESS THAN 5')	ONE TREE PER 35' AND 3 SHRUBS PER 25' OF LINEAR STREET FRONTAGE: 226 LF FRONTAGE DELAWARE AVE.	5' LANDSCAPE BUFFER 7 TREES 28 SHRUBS
		INTERIOR LANDSCAPING	MINIMUM 10% OF SURFACE PARKING PARKING LOT AREA = 15,310 SF REQUIRED LANDSCAPE = 1,531 SF		1,628 SF = 10.6%
			ONE TREE PER 300 SF OF INTERIOR LANDSCAPED AREA: 1,628 SF REQUIRED TREES: 6 TREES		8 TREES
14-705(2)	LANDSCAPE AND TREES	STREET TREE REQUIREMENTS	1 STREET TREE PER 35 LF OF FRONTAGE 944.74 LF / 35 = 27 REQ. STREET TREES		27 PROPOSED TREES
14-604(5)	ROOF DECKS	SETBACK FROM BLDG. LINE	AT LEAST 5' FROM THE EXTREME FRONT BUILDING LINE (CLOSEST TO THE FRONT LOT LINE)		5' FROM FRONT ST. BUILDING LINE 5' FROM DELAWARE AVE. AND FAIRMOUNT AVE. BUILDING LINE



TRUCK TURN PROFILES

FLOOD ZONE INFORMATION:

BY GRAPHIC PLOTTING ONLY, BASED UPON THE THE FLOOD INSURANCE RATE MAP, PANEL NO. 184 OF 230, COMMUNITY MAP NO. 4207570184H WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 18, 2015 THE SITE IS LOCATED IN THE FOLLOWING AREA(S):

ZONE AE	S.F.H.A., BASE FLOOD ELEVATION DETERMINED
ZONE X SHAD	AREA BETWEEN THE LIMITS OF THE BASE FLOOD AND THE 500-YEAR FLOODPLAIN

NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

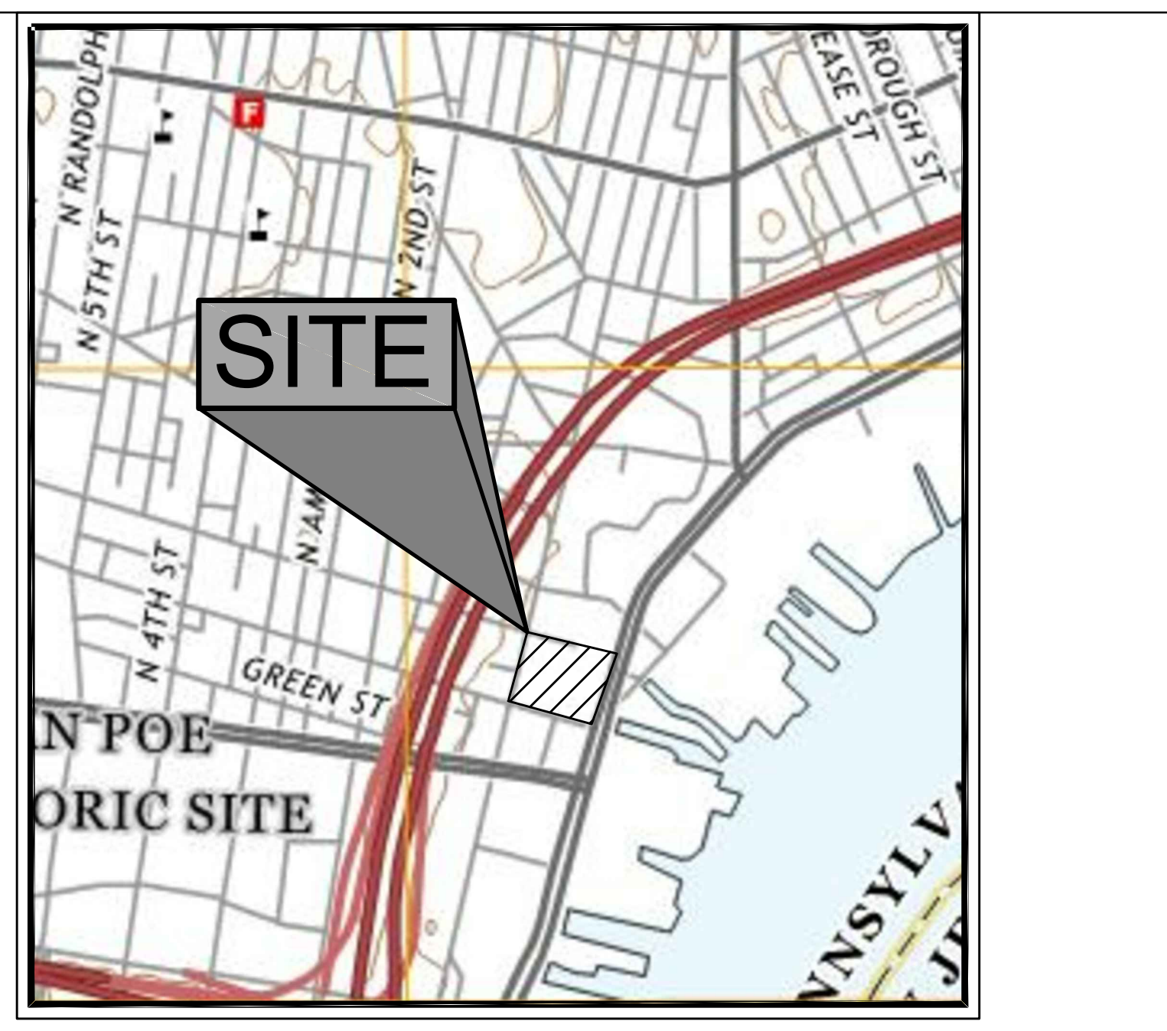
OWNER/DEVELOPER COMMITMENTS:

THE OWNER DEVELOPER COMMITS TO MAKE THE FOLLOWING IMPROVEMENTS AS PART OF THE PROPOSED DEVELOPMENT PROJECT:

1. ANY TRAFFIC MODIFICATIONS NECESSITATED BY THE OUTCOME OF THE TRAFFIC IMPACT STUDY.
2. UPGRADE THE STREET LIGHTS TO LED FOR THE SURROUNDING CITY BLOCKS.

LANDSCAPING / SCREENING in accordance with the terms and provisions of the Philadelphia Code Section:
14-603(16)(d) & 14-803(5) Landscaping / Screening
☒ APPROVED
☐ DISAPPROVED
☐ WAIVED
14-705(1)(d) Buffering between Land Uses
☐ APPROVED
☐ DISAPPROVED
Applied Electronically by: **SARAH CHIU**
November 19, 2020
E-719
PHILADELPHIA CITY PLANNING COMMISSION

JKRP
ARCHITECTS
100 EAST PENN SQUARE
SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331
JKRPARCHITECTS.COM



USGS LOCATION MAP
SCALE: 1" = 1000'

WATERSHED: DELAWARE RIVER
FLOOD MANAGEMENT DISTRICT A
FEMA FLOODPLAIN: ZONE AE
FLOODWAY AREAS IN ZONE AE
WARM WATER FISHERY (WWF) AND MIGRATORY FISHERY (MF)

OWNER/CLIENT

FAIRMOUNT STREET PARTNERS L.P.
359 SPRINGFIELD AVE. 2ND FLOOR
SUMMIT, NJ 07901

CIVIL ENGINEER

PENNONI ASSOCIATES INC.
1900 MARKET STREET, SUITE 300
PHILADELPHIA, PA 19103
(215) 222-3000

CARL ANTHONY ST PIERRE
No. PE081804
Carl St. Pierre

LEGEND

EXISTING

☼	*LIGHT*
●	*BOLLARD*
○ S	*SEWER,MANHOLE,INVERT ELEVATION*
○ V	*SEWER VENT*
○ W	*WATER VALVE OR MANHOLE*
○ GV	*GAS MAIN,VALVE*
⬭	*PARKING METER*
Ⓢ	*EXISTING SANITARY/COMBINED SEWER*
Ⓔ	*ELECTRIC UTILITY ACCESS COVER*
Ⓦ	*WATER UTILITY ACCESS COVER*
?	*UNKNOWN UTILITY ACCESS COVER*
Ⓣ	*TELEPHONE MANHOLE COVER*
▨	*EXISTING INLET*
□	*BRICK COLUMN*
✱	*FIRE HYDRANT*
⋈	*WATER VALVE*
⋈	*UTILITY VALVE*
━ ━	*PROPERTY LINE*
▨	*EXISTING EDGE OF STRUCTURE*
═	*EXISTING CURB*
─×─	*CHAIN LINK FENCE*
─×─	*IRON FENCE*
━ ━	*RIGHT-OF-WAY/EASEMENT LINE*
─ ─	*EXISTING BUILDING OVERHANG*

PROPOSED

▬	PROPOSED BUILDING
▨	PROPOSED LANDSCAPING
○	PROPOSED TREE/SHRUB
▦	PROPOSED PAVED AREA

GENERAL NOTES:

SITE:

711-735 FRONT STREET AND 700-730 DELAWARE AVENUE
PHILADELPHIA, PA 19123-3109
OPA #: TBD

OWNER:

FAIRMOUNT STREET PARTNERS L.P.
359 SPRINGFIELD AVENUE, 2ND FLOOR
SUMMIT, NJ 07901

SITE NOTES:

1. UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:
   - 1.A. RIGHTS OR INTERESTS OF THE UNITED STATES OF AMERICA OR COMMONWEALTH OF PENNSYLVANIA OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING ANY ANIMAL, MARINE, OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OF ANY FEDERAL, STATE, OR LOCAL AGENCY.
   - 1.B. BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
   - 1.C. ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS INCLUDING BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
2. UTILITY NOTES: LOCATIONS OF ON AND OFF SITE UTILITIES AS SHOWN ARE APPROXIMATE AND MAY OR MAY NOT BE COMPLETE. THE NATURE AND EXACT LOCATION OF EXISTING UTILITIES SHOULD BE VERIFIED PRIOR TO INITIATING ANY ACTIVITY THAT MAY AFFECT THEIR USE OR LOCATION.
   - 2.A. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE.
   - 2.B. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
   - 2.C. IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 121 OF 2008 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776) A MINIMUM OF 3 WORKING DAYS BEFORE THE START OF EXCAVATION.
   - 2.D. THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.
   - 2.E. IF CONFLICTS ARE FOUND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.
3. ALL BOUNDARY DIMENSIONS SHOWN ARE IN CITY OF PHILADELPHIA DISTRICT STANDARD MEASURE (DS) UNLESS DESIGNATED (US) TO DENOTE U.S. SURVEY FOOT.
4. THE HORIZONTAL DATUM FOR THIS PROJECT REFERENCES THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.
5. THE VERTICAL DATUM FOR THIS PROJECT REFERENCES THE VERTICAL DATUM OF THE CITY OF PHILADELPHIA.
6. BUILDING HEIGHTS SHOWN ON THE PLAN ARE MEASURED FROM AVERAGE GRADE ALONG THE BUILDING ELEVATIONS. IN ACCORDANCE WITH §14-202-1(A) OF THE PHILADELPHIA ZONING CODE, THE AVERAGE GRADE OF THE BUILDING WAS CALCULATED AS THE MEAN GROUND LEVEL AT THE FOUR PRINCIPAL CORNERS OF THE SUBJECT STRUCTURE.
7. INTERIOR PARKING LOT LANDSCAPING SHALL BE PLANTED IN ACCORDANCE WITH THE PHILADELPHIA CITY PLANNING COMMISSION (PCPC) RECOMMENDED PLANTING LIST FOR OFF-STREET PARKING (UPDATE 2007).
8. STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH PHILADELPHIA PARKS & RECREATION APPROVED STREET TREES PLANTING LIST.

MUNICIPAL ZONING INFORMATION:

THE SITE IS LOCATED IN THE FOLLOWING ZONES IN THE CITY OF PHILADELPHIA:

COMMERCIAL MIXED-USE (CMX-3)

FOR COMPLETE ZONING INFORMATION PLEASE REFER TO THE ZONING CODE OF THE CITY OF PHILADELPHIA AS CURRENTLY AMENDED

700 DELAWARE

700-713 DELAWARE AVE. & 711-735 FRONT ST.
PHILADELPHIA, PA 19123

PROJECT NORTH

DATE: 02 JANUARY 2020

DRAWN BY: SDS

REVISIONS:

1	ZONING RESUBMISSION	02/18/20
2	ZONING RESUBMISSION	03/10/20
3	CDR COMMENTS	08/07/20
4	CDR COMMENTS	08/18/20

0 20' 40'

CS1301

ZONING PERMIT
SITE PLAN

ZONING REQUIREMENTS

PHILADELPHIA ZONING ORDINANCE, ZONED "COMMERCIAL MIXED-USE-3" (CMX-3)

TOTAL LOT AREA = 128,290 SF; 2.95 AC (DISTRICT STANDARD MEASURE) (DS)

SECTION	DESCRIPTION		REQUIRED/ALLOWED		PROVIDED
14-602(5) & Table 14-602-3 (IRMX)	USE REGULATIONS	RESIDENTIAL USE CATEGORY	MULTI-FAMILY		466 MULIT-FAMILY DWELLING UNITS
		RETAIL USE CATEGORY	ALLOWED		PROVIDED
14-701(4) & Table 14-701-4 & 14-516(3)(a)(.3)(.a)	DIMENSIONAL STANDARDS	MAX. OCCUPIED AREA (% OF LOT)	CORNER: 80%		67% (86,275 SF)
		FRONT YARD (FT)	NO LIMIT		0
		SIDE YARD (FT)	8 FT (CORNER LOT)		15 FT
		REAR YARD (FT)	NO LIMIT		0
		BUILDING HEIGHT (FT)	NO LIMIT		7 STORIES - 84'-6" MAX BLDG. HT.
		FLOOR AREA RATIO (% OF LOT AREA)	500% (641,450 SF)		400% (513,571 SF GFA)
14-803(5)	PARKING LANDSCAPE AND SCREENING	PERIMETER SCREENING FROM PUBLIC STREETS	LANDSCAPED AREA TO BE >/= REQUIRED SETBACK (NO LESS THAN 5')	ONE TREE PER 35' AND 3 SHRUBS PER 25' OF LINEAR STREET FRONTAGE: 226 LF FRONTAGE DELAWARE AVE.	5' LANDSCAPE BUFFER 7 TREES 28 SHRUBS
		INTERIOR LANDSCAPING	MINIMUM 10% OF SURFACE PARKING PARKING LOT AREA = 15,310 SF REQUIRED LANDSCAPE = 1,531 SF		1,628 SF = 10.6%
			ONE TREE PER 300 SF OF INTERIOR LANDSCAPED AREA: 1,628 SF REQUIRED TREES: 6 TREES		8 TREES
14-705(2)	LANDSCAPE AND TREES	STREET TREE REQUIREMENTS	1 STREET TREE PER 35 LF OF FRONTAGE 944.74 LF / 35 = 27 REQ. STREET TREES		27 PROPOSED TREES
14-604(5)	ROOF DECKS	SETBACK FROM BLDG. LINE	AT LEAST 5' FROM THE EXTREME FRONT BUILDING LINE (CLOSEST TO THE FRONT LOT LINE)		5' FROM FRONT ST. BUILDING LINE 5' FROM DELAWARE AVE. AND FAIRMOUNT AVE. BUILDING LINE

PARKING AND LOADING REQUIREMENTS

SECTION	DESCRIPTION	REQUIRED		PROVIDED	
14-802(4) & TABLE 14-802-3	MOTOR VEHICLE PARKING RATIOS (REQUIRED PARKING IN COMMERCIAL DISTRICTS)	466 MULTI-FAMILY UNITS REQUIRED: 3/10 UNITS		129 SPACES (7 ACCESSIBLE SPACES 26 COMPACT SPACES)	
		140 SPACES- 14(BICYCLE REDUCTION) = 126			
14-802-6(e)	BICYCLE PARKING REDUCTION	FOR EVERY 5 CLASS 1 BICYCLE PARKING SPACES THE NUMBER OF REQUIRED OFF-STREET PARKING CAN BE REDUCED BY 1 (UP TO 10%) -14 SPACE REDUCTION			
14-803-2	RESERVOIR SPACE	101-200 SPACES PROVIDED - 5 RESERVOIR SPACES REQUIRED		5	
14-802(5)	PARKING FOR PERSONS WITH DISABILITIES	TOTAL PARKING SPACES PROVIDED: 101-150 REQUIRED: 5 ADA SPACES		7	
		FOR EVERY SIX OR FRACTION OF SIX ADA SPACES REQUIRED, AT LEAST ONE SHALL BE A VAN-ACCESSIBLE SPACE REQUIRED: 2 VAN ACCESSIBLE SPACE		2	
14-806(1) & TABLE 14-806-1 & TABLE 14-806(3)	OFFSTREET LOADING	3 SPACES (513,571 SF GFA)		3	
	DIMENSIONS	1ST SPACE: 10' W X 40' L X 14' H 2ND SPACE: 11' W X 60' L X 14' H 3RD SPACE: 10' W X 30' L X 14' H			
14-804(1) & TABLE 14-804-1	BICYCLE PARKING	MULTI-FAMILY BUILDINGS: 12 OR MORE DWELLING UNITS - 1 PER EVERY 3 DWELLING UNITS OR FRACTION THEREOF REQUIRED: 156 SPACES	ALL OTHER USES: REQUIRED: 0 SPACES	INTERIOR	156
		TOTAL: 156 SPACES		EXTERIOR	0

LANDSCAPING / SCREENING in accordance with the terms and provisions of the Philadelphia Code Section:

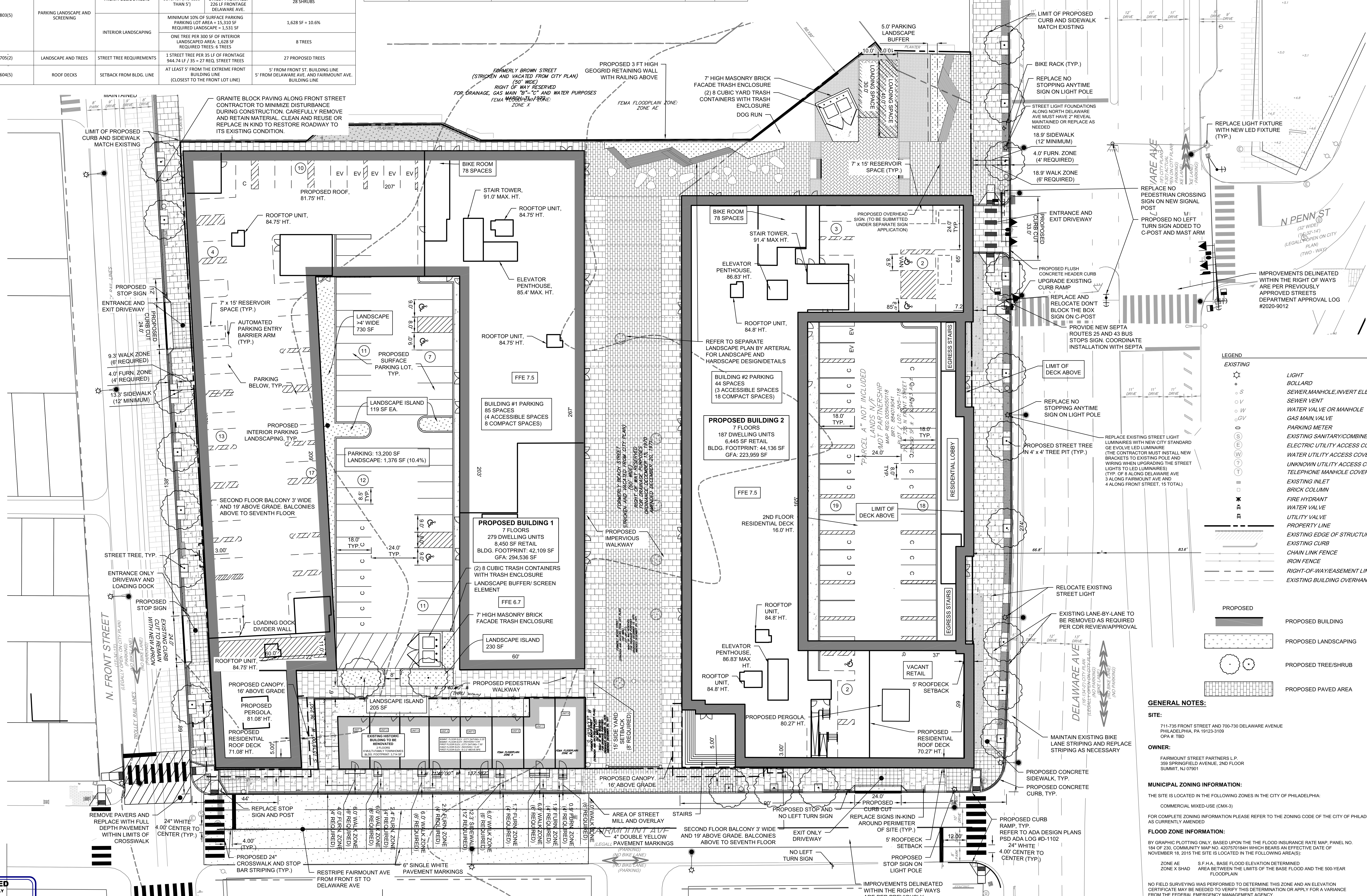
14-603(16)(d) & 14-803(5) Landscaping / Screening	14-705(1)(d) Buffering between Land Uses
☒ APPROVED	☐ APPROVED
☐ DISAPPROVED	☐ DISAPPROVED
☐ WAIVED	

Applied Electronically by: SARAH CHIU

August 13, 2021

E-2024

PHILADELPHIA CITY PLANNING COMMISSION


N. FRONT STREET
TROLLEY RAIL LINES
DELAWARE AVE
(16'-134'-0') CITY PLAN
(LEGALLY OPEN ON CITY PLAN)
(NO PARKING)
(BIKE LANE)
(NO BIKE LANE)
(NO PARKING)
FAIRMOUNT AVE
N PENN ST
NORTH
MAINTAINED
8' PARK
9' DRIVE
9' DRIVE
8' DRIVE
GRANITE BLOCK PAVING ALONG FRONT STREET CONTRACTOR TO MINIMIZE DISTURBANCE DURING CONSTRUCTION. CAREFULLY REMOVE AND RETAIN MATERIAL. CLEAN AND REUSE OR REPLACE IN KIND TO RESTORE ROADWAY TO ITS EXISTING CONDITION.
LIMIT OF PROPOSED CURB AND SIDEWALK MATCH EXISTING
FORMERLY BROWN STREET (STRICKEN AND VACATED FROM CITY PLAN) (50' WIDE) RIGHT OF WAY RESERVED FOR DRAINAGE, GAS MAIN "B"-"C" AND WATER PURPOSES MARCH 31, 1972
FEMA FLOODPLAIN ZONE: ZONE X
FEMA FLOODPLAIN ZONE: ZONE AE
PROPOSED 3 FT HIGH GEOGRID RETAINING WALL WITH RAILING ABOVE
7' HIGH MASONRY BRICK FACADE TRASH ENCLOSURE
(2) 8 CUBIC YARD TRASH CONTAINERS WITH TRASH ENCLOSURE
DOG RUN
5.0' PARKING LANDSCAPE BUFFER
PLANTER
10.0'
LOADING SPACE 30.0'
LOADING SPACE 40.0'
50.120'
7' x 15' RESERVOIR SPACE (TYP.)
CONSTRUCT NEW FOUNDATION AND RE-IINSTALL EXISTING LIGHT ON NEW FOUNDATION. REPLACE LIGHT FIXTURE WITH NEW LED FIXTURE
LIMIT OF PROPOSED CURB AND SIDEWALK MATCH EXISTING
BIKE RACK (TYP.)
REPLACE NO STOPPING ANYTIME SIGN ON LIGHT POLE
STREET LIGHT FOUNDATIONS ALONG NORTH DELAWARE AVE MUST HAVE 2" REVEAL MAINTAINED OR REPLACE AS NEEDED
18.9' SIDEWALK (12' MINIMUM)
4.0' FURN. ZONE (4' REQUIRED)
18.9' WALK ZONE (6' REQUIRED)
REPLACE LIGHT FIXTURE WITH NEW LED FIXTURE (TYP.)
REPLACE NO PEDESTRIAN CROSSING SIGN ON NEW SIGNAL POST
PROPOSED NO LEFT TURN SIGN ADDED TO C-POST AND MAST ARM
ENTRANCE AND EXIT DRIVEWAY
PROPOSED CURB CUT 33.0'
PROPOSED FLUSH CONCRETE HEADER CURB
UPGRADE EXISTING CURB RAMP
REPLACE AND RELOCATE DON'T BLOCK THE BOX SIGN ON C-POST
PROVIDE NEW SEPTA ROUTES 25 AND 43 BUS STOPS SIGN. COORDINATE INSTALLATION WITH SEPTA
IMPROVEMENTS DELINEATED WITHIN THE RIGHT OF WAYS ARE PER PREVIOUSLY APPROVED STREETS DEPARTMENT APPROVAL LOG #2020-9012
12' DRIVE
11' DRIVE
11' DRIVE
LIMIT OF DECK ABOVE
REPLACE NO STOPPING ANYTIME SIGN ON LIGHT POLE
PROPOSED STREET TREE IN 4' x 4' TREE PIT (TYP.)
REPLACE EXISTING STREET LIGHT LUMINAIRES WITH NEW CITY STANDARD GE EVOLVE LED LUMINAIRE (THE CONTRACTOR MUST INSTALL NEW BRACKETS TO EXISTING POLE AND WIRING WHEN UPGRADING THE STREET LIGHTS TO LED LUMINAIRES) (TYP. OF 8 ALONG DELAWARE AVE 3 ALONG FAIRMOUNT AVE AND 4 ALONG FRONT STREET, 15 TOTAL)
274'
66.8'
83.6'
RELOCATE EXISTING STREET LIGHT
EXISTING LANE-BY-LANE TO BE REMOVED AS REQUIRED PER CDR REVIEW/APPROVAL
5' BIKE
11' DRIVE
12' DRIVE
13' DRIVE
MAINTAIN EXISTING BIKE LANE STRIPING AND REPLACE STRIPING AS NECESSARY
PROPOSED CONCRETE SIDEWALK, TYP.
PROPOSED CONCRETE CURB, TYP.
PROPOSED CURB RAMP, TYP. REFER TO ADA DESIGN PLANS PSD ADA LOG #D-1102
24" WHITE 4.00' CENTER TO CENTER (TYP.)
12.00'
PROPOSED ROOF, 81.75' HT.
ROOFTOP UNIT, 84.75' HT.
BIKE ROOM 78 SPACES
STAIR TOWER, 91.0' MAX. HT.
ROOFTOP UNIT, 84.75' HT.
ELEVATOR PENTHOUSE, 85.4' MAX. HT.
EV
207'
PROPOSED STOP SIGN
ENTRANCE AND EXIT DRIVEWAY
PROPOSED CURB CUT 24.0'
7' x 15' RESERVOIR SPACE (TYP.)
AUTOMATED PARKING ENTRY BARRIER ARM (TYP.)
LANDSCAPE >4' WIDE 730 SF
PROPOSED SURFACE PARKING LOT, TYP.
ROOFTOP UNIT, 84.75' HT.
9.3' WALK ZONE (6' REQUIRED)
4.0' FURN. ZONE (4' REQUIRED)
13.3' SIDEWALK (12' MINIMUM)
PARKING BELOW, TYP.
FFE 7.5
LANDSCAPE ISLAND 119 SF EA.
BUILDING #1 PARKING 85 SPACES (4 ACCESSIBLE SPACES 8 COMPACT SPACES)
267'
PROPOSED INTERIOR PARKING LANDSCAPING, TYP.
PARKING: 13,200 SF LANDSCAPE: 1,376 SF (10.4%)
209'
203'
138'
SECOND FLOOR BALCONY 3' WIDE AND 19' ABOVE GRADE. BALCONIES ABOVE TO SEVENTH FLOOR
18.0' TYP.
24.0' TYP.
3.00'
PROPOSED BUILDING 1
7 FLOORS
279 DWELLING UNITS
8,450 SF RETAIL
BLDG. FOOTPRINT: 42,109 SF
GFA: 294,536 SF
(2) 8 CUBIC TRASH CONTAINERS WITH TRASH ENCLOSURE
LANDSCAPE BUFFER/ SCREEN ELEMENT
FFE 6.7
7' HIGH MASONRY BRICK FACADE TRASH ENCLOSURE
LANDSCAPE ISLAND 230 SF
60'
STREET TREE, TYP.
ENTRANCE ONLY DRIVEWAY AND LOADING DOCK
PROPOSED STOP SIGN
EXISTING CURB CUT TO REMAIN WITH NEW APRON 24.0'
LOADING DOCK DIVIDER WALL
ROOFTOP UNIT, 84.75' HT.
PROPOSED CANOPY. 16' ABOVE GRADE
PROPOSED PERGOLA, 81.08' HT.
PROPOSED RESIDENTIAL ROOF DECK 71.08' HT.
5.00'
68'
PROPOSED PEDESTRIAN WALKWAY
LANDSCAPE ISLAND 205 SF
EXISTING HISTORIC BUILDING TO BE RENOVATED
2 FLOORS
8 MULTI-FAMILY TOWNHOMES
BLDG. FOOTPRINT: 3,714 SF
UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8
BSMNT. FLOOR ELEV. (CITY DATUM)= 0.25'
BSMNT. FLOOR ELEV. (NGVD29)= 5.45'
FIRST FLOOR ELEV. (CITY DATUM)= 7.50'
FIRST FLOOR ELEV. (NGVD29)= 13.20'
FIRST FLOOR ELEV. IS 2.2' ABOVE BFE
FEMA FLOODPLAIN: ZONE X
FEMA FLOODPLAIN: ZONE AE
N 71°40'00" W 137.587'
S 15°16'00" W 36.250'
FORMERLY BEACH STREET (STRICKEN AND VACATED FROM CITY PLAN) (50' WIDE) RIGHT OF WAY RESERVED FOR DRAINAGE PURPOSES ORDINANCE DECEMBER 15, 1970 AMENDED DECEMBER 20, 1971
PROPOSED IMPERVIOUS WALKWAY
15' SIDE YARD SETBACK (8' REQUIRED)
PROPOSED CANOPY. 16' ABOVE GRADE
REMOVE PAVERS AND REPLACE WITH FULL DEPTH PAVEMENT WITHIN LIMITS OF CROSSWALK
24" WHITE 4.00' CENTER TO CENTER (TYP.)
44'
REPLACE STOP SIGN AND POST
4.00' (TYP.)
PROPOSED 24" CROSSWALK AND STOP BAR STRIPING (TYP.)
RESTRIPE FAIRMOUNT AVE FROM FRONT ST TO DELAWARE AVE
6" SINGLE WHITE PAVEMENT MARKINGS
4.0' FURN. ZONE (4' REQUIRED)
6.0' WALK ZONE (6' REQUIRED)
2.4' FURN. ZONE (4' REQUIRED)
2.5' FURN. ZONE (4' REQUIRED)
12.3' SIDEWALK (12' REQUIRED)
1.7' FURN. ZONE (4' REQUIRED)
1.9' FURN. ZONE (4' REQUIRED)
0.9' FURN. ZONE (4' REQUIRED)
AREA OF STREET MILL AND OVERLAY
4" DOUBLE YELLOW PAVEMENT MARKINGS
(PARKING)
(NO BIKE LANE)
STAIRS
SECOND FLOOR BALCONY 3' WIDE AND 19' ABOVE GRADE. BALCONIES ABOVE TO SEVENTH FLOOR
BIKE ROOM 78 SPACES
STAIR TOWER, 91.4' MAX HT.
PROPOSED OVERHEAD SIGN. (TO BE SUBMITTED UNDER SEPARATE SIGN APPLICATION)
24.0' TYP.
65'
8.5'
VAN
85'
7.2
ELEVATOR PENTHOUSE, 86.83' HT.
ROOFTOP UNIT, 84.8' HT.
REFER TO SEPARATE LANDSCAPE PLAN BY ARTERIAL FOR LANDSCAPE AND HARDSCAPE DESIGN/DETAILS
BUILDING #2 PARKING 44 SPACES (3 ACCESSIBLE SPACES 18 COMPACT SPACES)
PROPOSED BUILDING 2
7 FLOORS
187 DWELLING UNITS
6,445 SF RETAIL
BLDG. FOOTPRINT: 44,136 SF
GFA: 223,959 SF
"PARCEL A" NOT INCLUDED LANDS N/F MDT PARTNERSHIP
EGRESS STAIRS
RESIDENTIAL LOBBY
FFE 7.5
165'
2ND FLOOR RESIDENTIAL DECK 16.0' HT.
LIMIT OF DECK ABOVE
ROOFTOP UNIT, 84.8' HT.
ELEVATOR PENTHOUSE, 86.83' MAX HT.
ROOFTOP UNIT, 84.8' HT.
VACANT RETAIL
37'
5' ROOFDECK SETBACK
PROPOSED PERGOLA, 80.27' HT.
PROPOSED RESIDENTIAL ROOF DECK 70.27' HT.
5.00'
3.00'
90'
24.0' PROPOSED CURB CUT
PROPOSED STOP AND NO LEFT TURN SIGN
REPLACE SIGNS IN-KIND AROUND PERIMETER OF SITE (TYP.)
EXIT ONLY DRIVEWAY
5' ROOFDECK SETBACK
NO LEFT TURN SIGN
PROPOSED STOP SIGN ON LIGHT POLE
IMPROVEMENTS DELINEATED WITHIN THE RIGHT OF WAYS ARE PER PREVIOUSLY APPROVED STREETS DEPARTMENT APPROVAL LOG #2020-9012
FENCING
T LOT
10' DRIVE
8' PARK
0
20'
40'

ADA LOG #D-1102

ROW LOG #2020-9012

LEGEND

EXISTING

☼	*LIGHT*
●	*BOLLARD*
○ S	*SEWER,MANHOLE,INVERT ELEVATION*
○ V	*SEWER VENT*
○ W	*WATER VALVE OR MANHOLE*
○ GV	*GAS MAIN,VALVE*
⬭	*PARKING METER*
Ⓢ	*EXISTING SANITARY/COMBINED SEWER*
Ⓔ	*ELECTRIC UTILITY ACCESS COVER*
Ⓦ	*WATER UTILITY ACCESS COVER*
(?)	*UNKNOWN UTILITY ACCESS COVER*
Ⓣ	*TELEPHONE MANHOLE COVER*
▨	*EXISTING INLET*
□	*BRICK COLUMN*
✱	*FIRE HYDRANT*
WV ⋈	*WATER VALVE*
STV ⋈	*UTILITY VALVE*
▬ ▬ ▬	*PROPERTY LINE*
▨	*EXISTING EDGE OF STRUCTURE*
═	*EXISTING CURB*
—×—×—	*CHAIN LINK FENCE*
—×—×—	*IRON FENCE*
— — —	*RIGHT-OF-WAY/EASEMENT LINE*
— — —	*EXISTING BUILDING OVERHANG*

PROPOSED

▬	PROPOSED BUILDING
▧	PROPOSED LANDSCAPING
○ ○	PROPOSED TREE/SHRUB
▦	PROPOSED PAVED AREA

GENERAL NOTES:

SITE:

711-735 FRONT STREET AND 700-730 DELAWARE AVENUE
PHILADELPHIA, PA 19123-3109
OPA #: TBD

OWNER:

FAIRMOUNT STREET PARTNERS L.P.
359 SPRINGFIELD AVENUE, 2ND FLOOR
SUMMIT, NJ 07901

MUNICIPAL ZONING INFORMATION:

THE SITE IS LOCATED IN THE FOLLOWING ZONES IN THE CITY OF PHILADELPHIA:

COMMERCIAL MIXED-USE (CMX-3)

FOR COMPLETE ZONING INFORMATION PLEASE REFER TO THE ZONING CODE OF THE CITY OF PHILADELPHIA AS CURRENTLY AMENDED

FLOOD ZONE INFORMATION:

BY GRAPHIC PLOTTING ONLY, BASED UPON THE THE FLOOD INSURANCE RATE MAP, PANEL NO. 184 OF 230, COMMUNITY MAP NO. 4207570184H WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 18, 2015 THE SITE IS LOCATED IN THE FOLLOWING AREA(S):

ZONE AE	S.F.H.A., BASE FLOOD ELEVATION DETERMINED
ZONE X SHAD	AREA BETWEEN THE LIMITS OF THE BASE FLOOD AND THE 500-YEAR FLOODPLAIN

NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

OWNER/DEVELOPER COMMITMENTS:

THE OWNER DEVELOPER COMMITS TO MAKE THE FOLLOWING IMPROVEMENTS AS PART OF THE PROPOSED DEVELOPMENT PROJECT:

1. ANY TRAFFIC MODIFICATIONS NECESSITATED BY THE OUTCOME OF THE TRAFFIC IMPACT STUDY.
2. UPGRADE THE STREET LIGHTS TO LED FOR THE SURROUNDING CITY BLOCKS.

JKRP
ARCHITECTS
100 EAST PENN SQUARE
SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331
JKRPARCHITECTS.COM

REGISTERED PROFESSIONAL
CARL ANTHONY ST PIERRE
ENGINEER
No. PE081804

OWNER/CLIENT

FAIRMOUNT STREET PARTNERS L.P.
359 SPRINGFIELD AVE. 2ND FLOOR
SUMMIT, NJ 07901

CIVIL ENGINEER

PENNONI ASSOCIATES INC.
1900 MARKET STREET, SUITE 300
PHILADELPHIA, PA 19103
(215) 222-3000

700 DELAWARE

700-713 DELAWARE AVE. & 711-735 FRONT ST.
PHILADELPHIA, PA 19123

PROJECT NORTH

DATE: 02 JANUARY 2020

DRAWN BY: SDS

REVISIONS:

1	ZONING RESUBMISSION	02/18/20
2	ZONING RESUBMISSION	03/10/20
3	CDR COMMENTS	08/07/20
4	CDR COMMENTS	08/18/20
5	CHANGE OF USE AND TRASH ENCLOSURE REVISIONS	06/10/21
6	PER L&I COMMENTS	07/19/21

CS1301

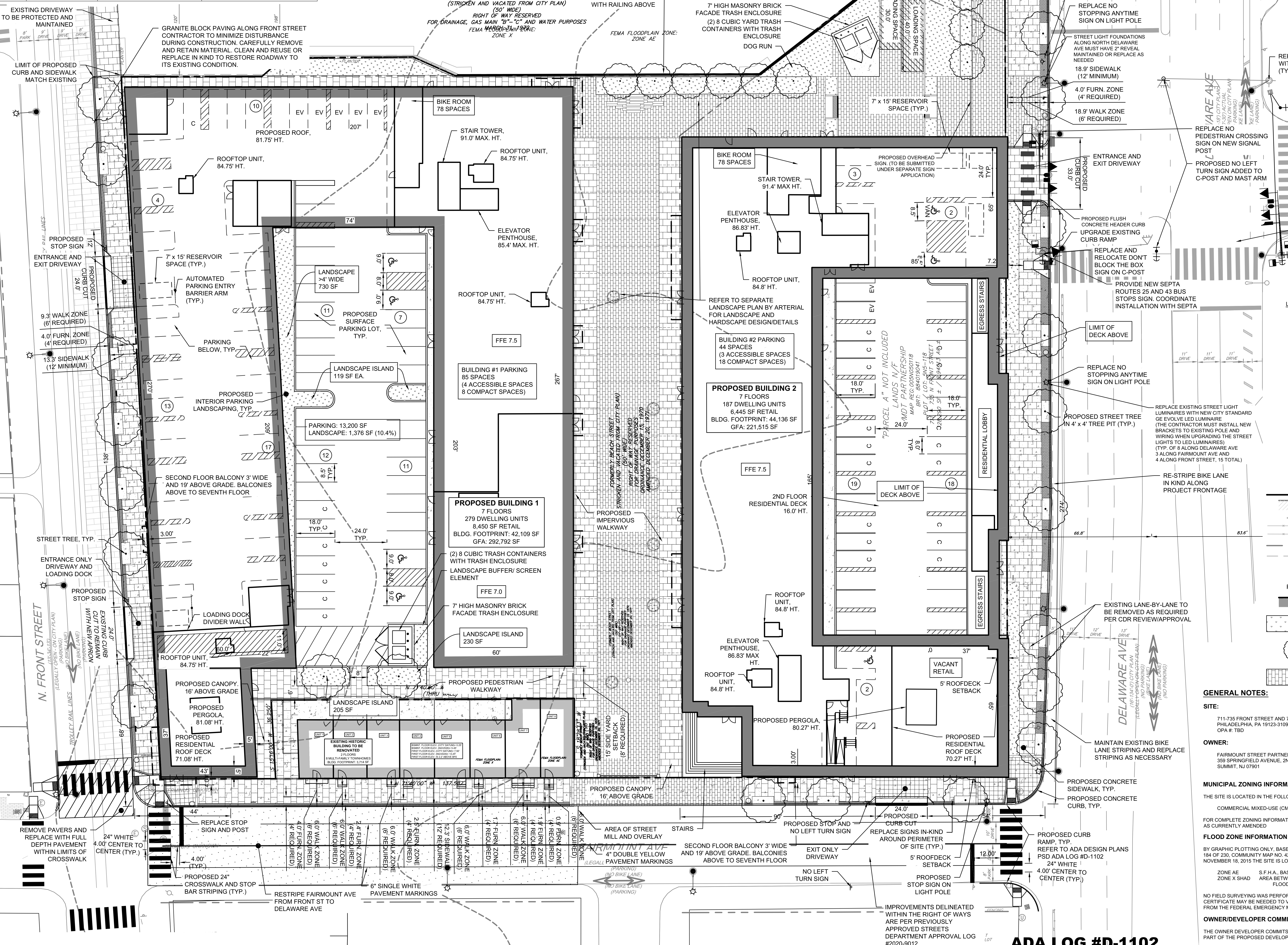
ZONING PERMIT
SITE PLAN

APPROVED
FOR ZONING ONLY
08/18/21
WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS.
Applied Electronically by L&I User:

U:\Accounts\MCGOY\MCGOY19001 701 North Delaware Avenue\DESIGN_SHEETS\CS1301

	A	B	C	D	E	F
1	**ZONING REQUIREMENTS**					
2	PHILADELPHIA ZONING ORDINANCE, ZONED "COMMERCIAL MIXED-USE-3" (CMX-3)					
3	TOTAL LOT AREA = 128,290 SF; 2.95 AC (DISTRICT STANDARD MEASURE) (DS)					
4	SECTION	DESCRIPTION		REQUIRED/ALLOWED		PROVIDED
5	14-602(5) & Table 14-602-3 (IRMX)	USE REGULATIONS	RESIDENTIAL USE CATEGORY	MULTI-FAMILY		466 MULIT-FAMILY DWELLING UNITS
6			RETAIL USE CATEGORY	ALLOWED		PROVIDED
7	14-701(4) & Table 14-701-4 & 14-516(3)(a)(.3)(.a)	DIMENSIONAL STANDARDS	MAX. OCCUPIED AREA (% OF LOT)	CORNER: 80%		67% (86,275 SF)
8			FRONT YARD (FT)	NO LIMIT		0
9			SIDE YARD (FT)	8 FT (CORNER LOT)		15 FT
10			REAR YARD (FT)	NO LIMIT		0
11			BUILDING HEIGHT (FT)	NO LIMIT		7 STORIES - 84'-6" MAX BLDG. HT.
12			FLOOR AREA RATIO (% OF LOT AREA)	500% (641,450 SF)		401% (514,307 SF GFA)
13	14-803(5)	PARKING LANDSCAPE AND SCREENING	PERIMETER SCREENING FROM PUBLIC STREETS	LANDSCAPED AREA TO BE >/= REQUIRED SETBACK (NO LESS THAN 5')	ONE TREE PER 35' AND 3 SHRUBS PER 25' OF LINEAR STREET FRONTAGE: 226 LF FRONTAGE DELAWARE AVE.	5' LANDSCAPE BUFFER 7 TREES 28 SHRUBS
14			INTERIOR LANDSCAPING	MINIMUM 10% OF SURFACE PARKING PARKING LOT AREA = 15,310 SF REQUIRED LANDSCAPE = 1,531 SF		1,628 SF = 10.6%
15				ONE TREE PER 300 SF OF INTERIOR LANDSCAPED AREA: 1,628 SF REQUIRED TREES: 6 TREES		8 TREES
16	14-705(2)	LANDSCAPE AND TREES	STREET TREE REQUIREMENTS	1 STREET TREE PER 35 LF OF FRONTAGE 944.74 LF / 35 = 27 REQ. STREET TREES		27 PROPOSED TREES
17	14-604(5)	ROOF DECKS	SETBACK FROM BLDG. LINE	AT LEAST 5' FROM THE EXTREME FRONT BUILDING LINE (CLOSEST TO THE FRONT LOT LINE)		5' FROM FRONT ST. BUILDING LINE 5' FROM DELAWARE AVE. AND FAIRMOUNT AVE. BUILDING LINE

PARKING AND LOADING REQUIREMENTS				
SECTION	DESCRIPTION	REQUIRED		PROVIDED
14-802(4) & TABLE 14-802-3	MOTOR VEHICLE PARKING RATIOS (REQUIRED PARKING IN COMMERCIAL DISTRICTS)	466 MULTI-FAMILY UNITS REQUIRED: 3/10 UNITS 140 SPACES- 14(BICYCLE REDUCTION) = 126		129 SPACES (7 ACCESSIBLE SPACES 26 COMPACT SPACES)
14-802-6(e)	BICYCLE PARKING REDUCTION	FOR EVERY 5 CLASS 1 BICYCLE PARKING SPACES THE NUMBER OF REQUIRED OFF-STREET PARKING CAN BE REDUCED BY 1 (UP TO 10%) -14 SPACE REDUCTION		
14-803-2	RESERVOIR SPACE	101-200 SPACES PROVIDED - 5 RESERVOIR SPACES REQUIRED		5
14-802(5)	PARKING FOR PERSONS WITH DISABILITIES	TOTAL PARKING SPACES PROVIDED: 101-150 REQUIRED: 5 ADA SPACES		7
		FOR EVERY SIX OR FRACTION OF SIX ADA SPACES REQUIRED, AT LEAST ONE SHALL BE A VAN-ACCESSIBLE SPACE REQUIRED: 2 VAN ACCESSIBLE SPACE		2
14-806(1) & TABLE 14-806-1 & TABLE 14-806(3)	OFFSTREET LOADING	3 SPACES (513,571 SF GFA)		3
	DIMENSIONS	1ST SPACE: 10' W X 40' L X 14' H 2ND SPACE: 11' W X 60' L X 14' H 3RD SPACE: 10' W X 30' L X 14' H		
14-804(1) & TABLE 14-804-1	BICYCLE PARKING	MULTI-FAMILY BUILDINGS: 12 OR MORE DWELLING UNITS - 1 PER EVERY 3 DWELLING UNITS OR FRACTION THEREOF REQUIRED: 156 SPACES	ALL OTHER USES: REQUIRED: 0 SPACES	INTERIOR 156
		TOTAL: 156 SPACES		EXTERIOR 0


EXISTING DRIVEWAY TO BE PROTECTED AND MAINTAINED
GRANITE BLOCK PAVING ALONG FRONT STREET CONTRACTOR TO MINIMIZE DISTURBANCE DURING CONSTRUCTION. CAREFULLY REMOVE AND RETAIN MATERIAL. CLEAN AND REUSE OR REPLACE IN KIND TO RESTORE ROADWAY TO ITS EXISTING CONDITION.
LIMIT OF PROPOSED CURB AND SIDEWALK MATCH EXISTING
FORMERLY BROWN STREET (STRICKEN AND VACATED FROM CITY PLAN) (50' WIDE) RIGHT OF WAY RESERVED FOR DRAINAGE, GAS MAIN "B"-"C" AND WATER PURPOSES
FEMA FLOODPLAIN ZONE: ZONE X
PROPOSED 3 FT HIGH GEOGRID RETAINING WALL WITH RAILING ABOVE
FEMA FLOODPLAIN ZONE: ZONE AE
7' HIGH MASONRY BRICK FACADE TRASH ENCLOSURE
(2) 8 CUBIC YARD TRASH CONTAINERS WITH TRASH ENCLOSURE
DOG RUN
22.1' PARKING LANDSCAPE BUFFER
LOADING SPACE
7' x 15' RESERVOIR SPACE (TYP.)
CONSTRUCT NEW FOUNDATION AND RE-IINSTALL EXISTING LIGHT ON NEW FOUNDATION. REPLACE LIGHT FIXTURE WITH NEW LED FIXTURE
NORTH
BIKE RACK (TYP.)
REPLACE NO STOPPING ANYTIME SIGN ON LIGHT POLE
STREET LIGHT FOUNDATIONS ALONG NORTH DELAWARE AVE MUST HAVE 2" REVEAL MAINTAINED OR REPLACE AS NEEDED
18.9' SIDEWALK (12' MINIMUM)
4.0' FURN. ZONE (4' REQUIRED)
18.9' WALK ZONE (6' REQUIRED)
REPLACE LIGHT FIXTURE WITH NEW LED FIXTURE (TYP.)
REPLACE NO PEDESTRIAN CROSSING SIGN ON NEW SIGNAL POST
ENTRANCE AND EXIT DRIVEWAY
PROPOSED CURB CUT 33.0'
PROPOSED NO LEFT TURN SIGN ADDED TO C-POST AND MAST ARM
N PENN ST
PROPOSED FLUSH CONCRETE HEADER CURB
UPGRADE EXISTING CURB RAMP
REPLACE AND RELOCATE DON'T BLOCK THE BOX SIGN ON C-POST
PROVIDE NEW SEPTA ROUTES 25 AND 43 BUS STOPS SIGN. COORDINATE INSTALLATION WITH SEPTA
IMPROVEMENTS DELINEATED WITHIN THE RIGHT OF WAYS ARE PER PREVIOUSLY APPROVED STREETS DEPARTMENT APPROVAL LOG #2020-9012
LIMIT OF DECK ABOVE
REPLACE NO STOPPING ANYTIME SIGN ON LIGHT POLE
PROPOSED STREET TREE IN 4' x 4' TREE PIT (TYP.)
REPLACE EXISTING STREET LIGHT LUMINAIRES WITH NEW CITY STANDARD GE EVOLVE LED LUMINAIRE (THE CONTRACTOR MUST INSTALL NEW BRACKETS TO EXISTING POLE AND WIRING WHEN UPGRADING THE STREET LIGHTS TO LED LUMINAIRES) (TYP. OF 8 ALONG DELAWARE AVE 3 ALONG FAIRMOUNT AVE AND 4 ALONG FRONT STREET, 15 TOTAL)
RE-STRIPE BIKE LANE IN KIND ALONG PROJECT FRONTAGE
EXISTING LANE-BY-LANE TO BE REMOVED AS REQUIRED PER CDR REVIEW/APPROVAL
DELAWARE AVE
MAINTAIN EXISTING BIKE LANE STRIPING AND REPLACE STRIPING AS NECESSARY
PROPOSED CONCRETE SIDEWALK, TYP.
PROPOSED CONCRETE CURB, TYP.
PROPOSED CURB RAMP, TYP. REFER TO ADA DESIGN PLANS PSD ADA LOG #D-1102
24" WHITE 4.00' CENTER TO CENTER (TYP.)
PROPOSED STOP SIGN ON LIGHT POLE
BIKE ROOM 78 SPACES
PROPOSED ROOF, 81.75' HT.
ROOFTOP UNIT, 84.75' HT.
STAIR TOWER, 91.0' MAX. HT.
ELEVATOR PENTHOUSE, 85.4' MAX. HT.
PROPOSED STOP SIGN
ENTRANCE AND EXIT DRIVEWAY
7' x 15' RESERVOIR SPACE (TYP.)
AUTOMATED PARKING ENTRY BARRIER ARM (TYP.)
LANDSCAPE >4' WIDE 730 SF
PROPOSED SURFACE PARKING LOT, TYP.
9.3' WALK ZONE (6' REQUIRED)
4.0' FURN. ZONE (4' REQUIRED)
13.3' SIDEWALK (12' MINIMUM)
PARKING BELOW, TYP.
LANDSCAPE ISLAND 119 SF EA.
PROPOSED INTERIOR PARKING LANDSCAPING, TYP.
PARKING: 13,200 SF LANDSCAPE: 1,376 SF (10.4%)
FFE 7.5
BUILDING #1 PARKING 85 SPACES (4 ACCESSIBLE SPACES 8 COMPACT SPACES)
SECOND FLOOR BALCONY 3' WIDE AND 19' ABOVE GRADE. BALCONIES ABOVE TO SEVENTH FLOOR
PROPOSED BUILDING 1
7 FLOORS
279 DWELLING UNITS
8,450 SF RETAIL
BLDG. FOOTPRINT: 42,109 SF
GFA: 292,792 SF
(2) 8 CUBIC TRASH CONTAINERS WITH TRASH ENCLOSURE
LANDSCAPE BUFFER/ SCREEN ELEMENT
STREET TREE, TYP.
ENTRANCE ONLY DRIVEWAY AND LOADING DOCK
PROPOSED STOP SIGN
FFE 7.0
7' HIGH MASONRY BRICK FACADE TRASH ENCLOSURE
LOADING DOCK DIVIDER WALL
LANDSCAPE ISLAND 230 SF
ROOFTOP UNIT, 84.75' HT.
PROPOSED CANOPY, 16' ABOVE GRADE
PROPOSED PERGOLA, 81.08' HT.
PROPOSED RESIDENTIAL ROOF DECK 71.08' HT.
LANDSCAPE ISLAND 205 SF
PROPOSED PEDESTRIAN WALKWAY
EXISTING HISTORIC BUILDING TO BE RENOVATED
N. FRONT STREET
PROPOSED IMPERVIOUS WALKWAY
FORMERLY BEACH STREET (STRICKEN AND VACATED FROM CITY PLAN)
15' SIDE YARD SETBACK (8' REQUIRED)
REFER TO SEPARATE LANDSCAPE PLAN BY ARTERIAL FOR LANDSCAPE AND HARDSCAPE DESIGN/DETAILS
BIKE ROOM 78 SPACES
STAIR TOWER, 91.4' MAX HT.
ELEVATOR PENTHOUSE, 86.83' HT.
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PROPOSED OVERHEAD SIGN. (TO BE SUBMITTED UNDER SEPARATE SIGN APPLICATION)
BUILDING #2 PARKING 44 SPACES (3 ACCESSIBLE SPACES 18 COMPACT SPACES)
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187 DWELLING UNITS
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"PARCEL A" NOT INCLUDED LANDS N/F MDT PARTNERSHIP
FFE 7.5
2ND FLOOR RESIDENTIAL DECK 16.0' HT.
LIMIT OF DECK ABOVE
RESIDENTIAL LOBBY
EGRESS STAIRS
ROOFTOP UNIT, 84.8' HT.
ELEVATOR PENTHOUSE, 86.83' MAX HT.
ROOFTOP UNIT, 84.8' HT.
VACANT RETAIL
5' ROOFDECK SETBACK
PROPOSED PERGOLA, 80.27' HT.
PROPOSED RESIDENTIAL ROOF DECK 70.27' HT.
PROPOSED CANOPY, 16' ABOVE GRADE
REMOVE PAVERS AND REPLACE WITH FULL DEPTH PAVEMENT WITHIN LIMITS OF CROSSWALK
REPLACE STOP SIGN AND POST
24" WHITE 4.00' CENTER TO CENTER (TYP.)
PROPOSED 24" CROSSWALK AND STOP BAR STRIPING (TYP.)
RESTRIPE FAIRMOUNT AVE FROM FRONT ST TO DELAWARE AVE
6" SINGLE WHITE PAVEMENT MARKINGS
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PROPOSED STOP AND NO LEFT TURN SIGN
EXIT ONLY DRIVEWAY
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24.0' PROPOSED CURB CUT
REPLACE SIGNS IN-KIND AROUND PERIMETER OF SITE (TYP.)
5' ROOFDECK SETBACK
FAIRMOUNT AVE

LEGEND

EXISTING

- LIGHT
- BOLLARD
- SEWER,MANHOLE,INVERT ELEVATION
- SEWER VENT
- WATER VALVE OR MANHOLE
- GAS MAIN,VALVE
- PARKING METER
- EXISTING SANITARY/COMBINED SEWER
- ELECTRIC UTILITY ACCESS COVER
- WATER UTILITY ACCESS COVER
- UNKNOWN UTILITY ACCESS COVER
- TELEPHONE MANHOLE COVER
- EXISTING INLET
- BRICK COLUMN
- FIRE HYDRANT
- WATER VALVE
- UTILITY VALVE
- PROPERTY LINE
- EXISTING EDGE OF STRUCTURE
- EXISTING CURB
- CHAIN LINK FENCE
- IRON FENCE
- RIGHT-OF-WAY/EASEMENT LINE
- EXISTING BUILDING OVERHANG

PROPOSED

- PROPOSED BUILDING
- PROPOSED LANDSCAPING
- PROPOSED TREE/SHRUB
- PROPOSED PAVED AREA

GENERAL NOTES:

SITE:

711-735 FRONT STREET AND 700-730 DELAWARE AVENUE
PHILADELPHIA, PA 19123-3109
OPA #: TBD

OWNER:

FAIRMOUNT STREET PARTNERS L.P.
359 SPRINGFIELD AVENUE, 2ND FLOOR
SUMMIT, NJ 07901

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COMMERCIAL MIXED-USE (CMX-3)

FOR COMPLETE ZONING INFORMATION PLEASE REFER TO THE ZONING CODE OF THE CITY OF PHILADELPHIA AS CURRENTLY AMENDED

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ZONE AE	S.F.H.A., BASE FLOOD ELEVATION DETERMINED
ZONE X SHAD	AREA BETWEEN THE LIMITS OF THE BASE FLOOD AND THE 500-YEAR FLOODPLAIN

NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

OWNER/DEVELOPER COMMITMENTS:

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1. ANY TRAFFIC MODIFICATIONS NECESSITATED BY THE OUTCOME OF THE TRAFFIC IMPACT STUDY.
2. UPGRADE THE STREET LIGHTS TO LED FOR THE SURROUNDING CITY BLOCKS.

APPROVED
FOR ZONING ONLY
11/23/21
WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS.
Applied Electronically by L&I User:

ADA LOG #D-1102
ROW LOG #2020-9012

U:\Accounts\MCGOV\MCGOV19001 - 700 North Delaware Avenue\DESIGN_SHEETS\CS1301.dwg

JKRP
ARCHITECTS
100 EAST PENN SQUARE
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(215) 222-3000

CARL ANTHONY ST PIERRE
ENGINEER
No. PE081804

Carl St. Pierre

700 DELAWARE

700-713 DELAWARE AVE. & 711-735 FRONT ST.
PHILADELPHIA, PA 19123

PROJECT NORTH

DATE: 02 JANUARY 2020

DRAWN BY: SDS

REVISIONS:

1	ZONING RESUBMISSION	02/18/20
2	ZONING RESUBMISSION	03/10/20
3	CDR COMMENTS	08/07/20
4	CDR COMMENTS	08/18/20
5	CHANGE OF USE AND TRASH ENCLOSURE REVISIONS	06/10/21
6	PER L&I COMMENTS	07/19/21
7	ZONING RESUBMISSION	09/22/21

0 20' 40'

CS1301

ZONING PERMIT
SITE PLAN

Plants Schedule

KEY	QTY.	GENUS SPECIES	COMMON NAME	SIZE	SPEC.	REMARKS	NOTES
TREES							
Co	3	Celtis occidentalis	Hackberry	3" - 3.5"	B+B	LIMBED TO 5' - STRAIGHT LEADER	
Qr	4	Quercus rubra	Red Oak	3" - 3.5"	B+B	LIMBED TO 5' - STRAIGHT LEADER	
Ua	4	Ulmus americana 'Valley Forge'	American Elm	3" - 3.5"	B+B	LIMBED TO 5' - STRAIGHT LEADER	
As	2	Acer saccharum 'Green Mountain'	Sugar Maple	3" - 3.5"	B+B	LIMBED TO 5' - STRAIGHT LEADER	
Ar	4	Acer rubrum 'Red Sunset'	Red maple	3" - 3.5"	B+B	LIMBED TO 5' - STRAIGHT LEADER	
Ns	3	Nyssa sylvatica	Black Gum	3" - 3.5"	B+B	LIMBED TO 5' - STRAIGHT LEADER	
ORNAMENTAL TREES							
Ag	10	Amelanchier x grandiflora	Serviceberry	3" - 3.5"	B+B	MULTI-STEM	
Cc	12	Cercis canadensis	Eastern Redbud	3" - 3.5"	B+B	LIMBED TO 5' - STRAIGHT LEADER	
Ca	5	Carpinus caroliniana	American Hornbeam	3" - 3.5"	B+B	LIMBED TO 5' - STRAIGHT LEADER	
PERENNIALS							
As	75	Agastache scrophulariifolia	Purple giant Hyssop	18" Ht	#2 Cont.	2' O.C.	
Pt	36	Pycnanthemum tenuifolium	Mountain Mint	18" Ht	#2 Cont.	1.5' O.C.	
Pc	88	Penstemon calycosus	Calico beardtongue	18" Ht	#2 Cont.	1.5' O.C.	
Pd	105	Penstemon digitalis	Tall White Beardtongue	18" Ht	#2 Cont.	1.5' O.C.	
Gm	173	Geranium maculatum	Wild Geranium	18" Ht	#2 Cont.	1' O.C.	
Ha	112	Heuchera americana	American Alumroot	18" Ht	#2 Cont.	1' O.C.	
Ed	102	Eurybia divaricata	White Wood Aster	18" Ht	#2 Cont.	1.5' O.C.	
Sn	113	Symphyotrichum novae-angliae	New England Aster	18" Ht	#2 Cont.	1.5' O.C.	
GRASSES/SEDGES/FERNS							
Pa	42	Polystichum acrostichoides	Christmas Fern	18" Ht	#1 Cont.	1.5' O.C.	
Pn	24	Parathelypteris noveboracensis	New York Fern	18" Ht	#1 Cont.	1.5' O.C.	
Af	30	Athyrium filix-femina 'Lady in Red'	Lady Fern	18" Ht	#1 Cont.	1.5' O.C.	
Ss	187	Schizachyrium scoparium	Little Bluestem	24" Ht	#3 Cont.	2' O.C.	
Cr	1086	Carex rosea	Rosy Sedge	12" Ht	#1 Cont.	1' O.C.	

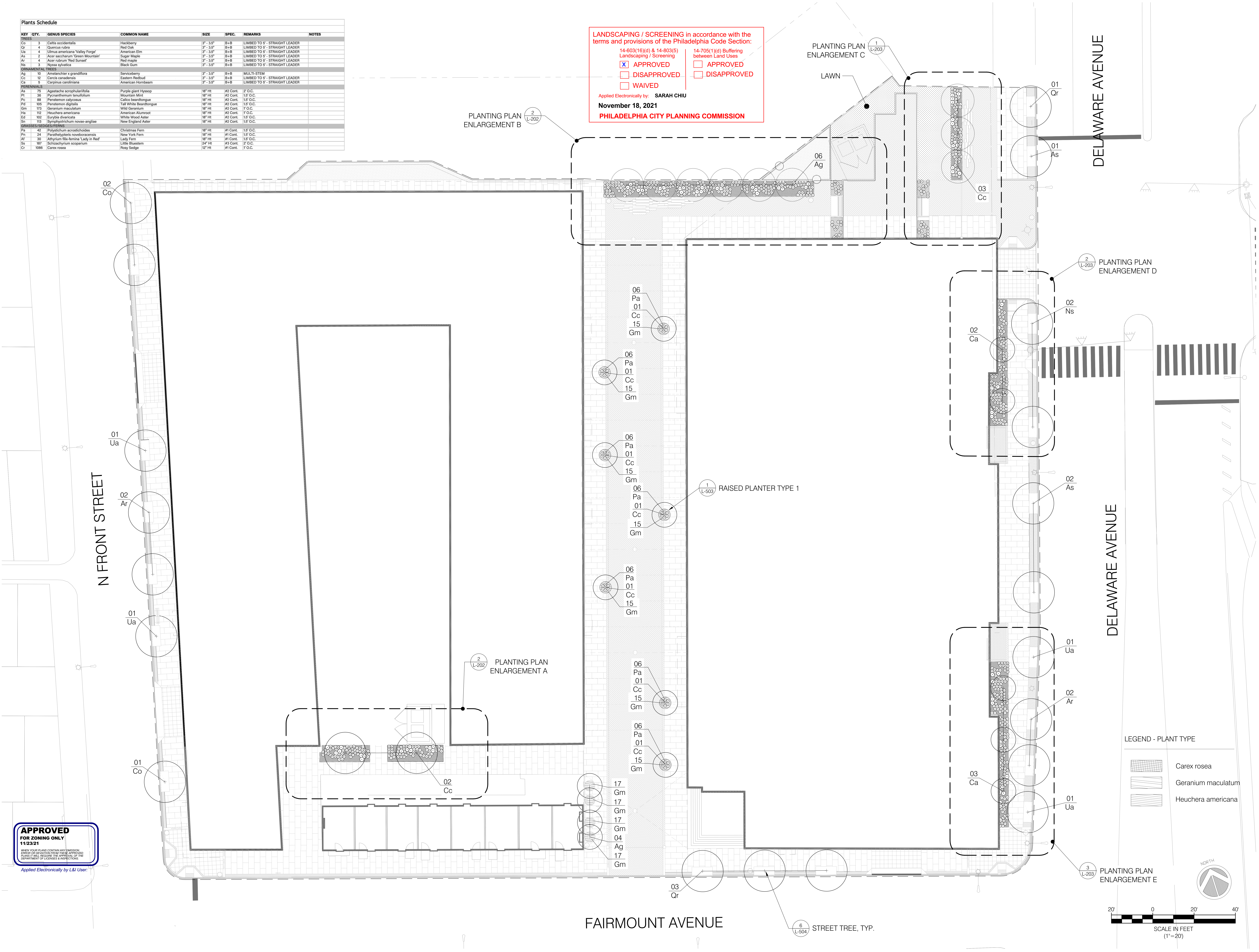
LANDSCAPING / SCREENING in accordance with the terms and provisions of the Philadelphia Code Section:

14-603(16)(d) & 14-803(5) Landscaping / Screening	14-705(1)(d) Buffering between Land Uses
☒ APPROVED	☐ APPROVED
☐ DISAPPROVED	☐ DISAPPROVED
☐ WAIVED	

Applied Electronically by: SARAH CHIU

November 18, 2021

PHILADELPHIA CITY PLANNING COMMISSION



LEGEND - PLANT TYPE

▨	Carex rosea
▨	Geranium maculatum
▨	Heuchera americana

APPROVED
FOR ZONING ONLY
11/23/21
WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS.
Applied Electronically by L&I User:

/VOLUMES/01-PROJECTS/02-2020-131_NORTHERN LIBERTIES DEVELOPMENT/6.0 02-2020-131 CADD/6.7 SHEETS/STREETSCAPE/L-201_PLANTING PLAN.DWG
DATE PRINTED: 11/5/2021 4:49 PM

700-730 Delaware Ave
711-735 N Front Street
100% Construction Documents
Philadelphia, Pennsylvania

Client:
SAXUM REAL ESTATE
359 Springfield Ave, 2nd Floor
Summit, New Jersey 07901
Phone: (973) 947-0050
Email: info@saxumre.com

Role: (Urban Design + Landscape Architecture)

arterial
CERTIFICATE OF AUTHORIZATION NO#MH000044
Street Design Studio
507 Bloomfield Ave, Floor 2
Montclair, New Jersey 07042 USA
www.arterialstreets.com
Tel / Fax 973 320 9123
info@arterialstreets.com

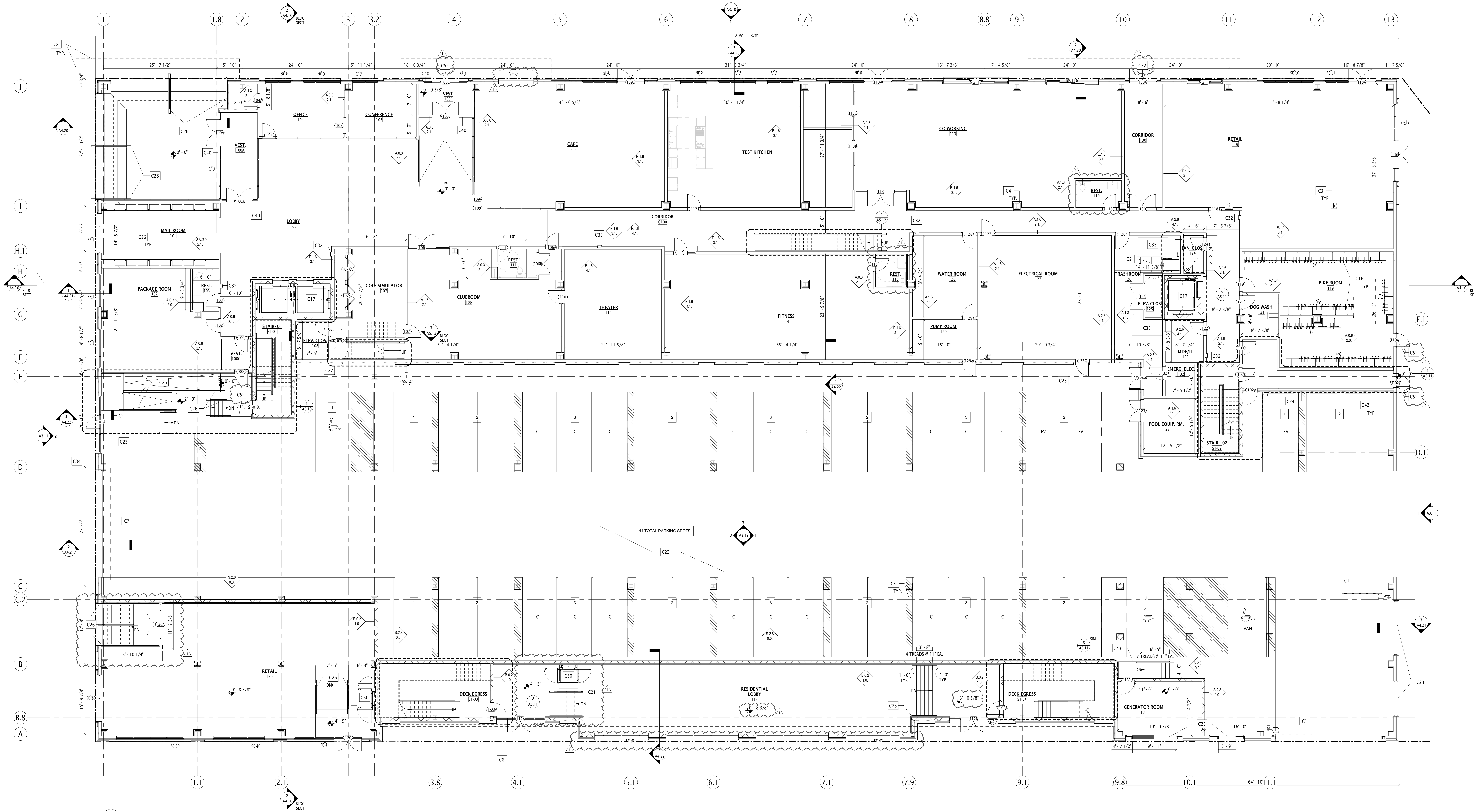
Issue:

No.	Date	Remarks

Sheet Title:
PLANTING PLAN
Drawn By: KM
Checked By: DL
Date: 11/05/2021
Scale: 1" = 20'-0"
Project Number: 02-2020-131
L-201
Sheet: 4 of 34

GENERAL CONSTRUCTION NOTES

1. REFER TO ELEVATIONS FOR WINDOW LAYOUT; WINDOW TYPES AND SPACING VARY PER FLOOR.
2. REFER TO LANDSCAPE ARCHITECTURE DRAWINGS FOR 2ND FLOOR AND ROOF DECK DESIGN.
3. REFER TO INTERIOR DESIGN DRAWINGS FOR INDIVIDUAL UNIT PLANS AND COMMON SPACES.
4. COORDINATE HOSE BIB AND FLOOR DRAIN LOCATIONS WITH PLUMBING DRAWINGS.



1 A1.11 FIRST FLOOR PLAN
1/8" = 1'-0"

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11/19/20
WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS.
Applied Electronically by L&I User:

JKRP
ARCHITECTS
100 EAST PENN SQUARE
SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331
JKRPARCHITECTS.COM

REGISTERED ARCHITECT
PENNSYLVANIA
No. RA405121

OWNER/CLIENT

FAIRMOUNT STREET PARTNERS, LLC
359 SPRINGFIELD AVE., 2ND FLOOR
SUMMIT, NJ 07901

STRUCTURAL ENGINEER

O'DONNELL & NACCARATO
701 MARKET ST. #6000
PHILADELPHIA, PA 19106
215-925-3788

MEP ENGINEER

ALDERSON ENGINEERING, INC.
407 LAKESIDE DR.
SOUTHAMPTON, PA 18966
215-364-5635

INTERIOR DESIGNER

KKAD
1186 RAYMOND BLVD.
NEWARK, NJ 07102
908-933-9430

700-730 N. DELAWARE AVE

MIXED USE + MULTI-FAMILY

700-730 N. DELAWARE AVE
PHILADELPHIA, PA 19123

PROJECT NORTH

FIRST FLOOR PLAN

DATE: 2020.09.04

DRAWN BY: DD/BK/KR/SS/LK

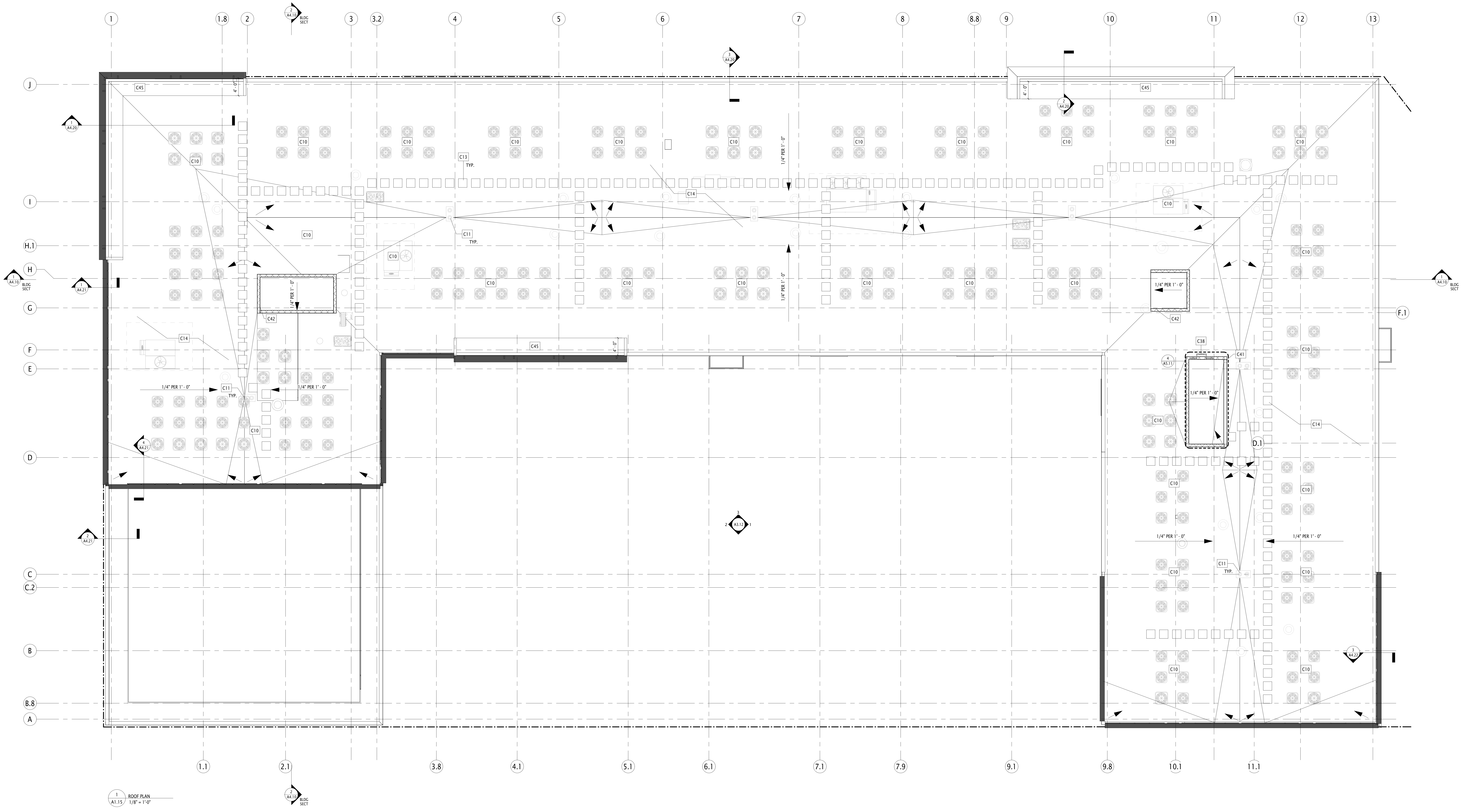
REVISIONS:

1 10.21.2020 PERMIT REVISION 1

AS INDICATED

A1.11

PERMIT SET



1
A1.15
ROOF PLAN
1/8" = 1'-0"

APPROVED
FOR ZONING ONLY
11/19/20
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PHILADELPHIA, PA 19123

PROJECT NORTH

ROOF PLAN

DATE: 2020.09.04
DRAWN BY: DD/BK/KR/SS/LK
REVISIONS:

AS INDICATED

A1.15

PERMIT SET

TYPE IIIA (LEVELS 3-7) EXT. BEARING WALL
UL# U349; 2 HR RATED (INTERIOR ONLY)

- EXTERIOR FINISH SYSTEM (REFER TO BUILDING ELEVATIONS AND WALL SECTIONS);
- BLUESKIN SELF-ADHERED WATER RESISTIVE AIR BARRIER;
- 15/32" LP FLAMEBLOCK 2-SIDE;
- 2X6 FIRE-RETARDANT-TREATED WOOD STUD FRAMING; SEE STRUCT. DWGS.;
- R-20 BATT INSULATION;
- (2) LAYERS 5/8" TYPE X GWB

STAIR / ELEVATOR SHAFT (ALL LEVELS)
UL# U905; 2 HR RATED

- 8X8X16 CONCRETE MASONRY UNITS (SEE STRUCT. DWGS.)

TYPE IIIA (LEVELS 3-7) UNIT / AMENITY DEMISING WALL
UL# U305; 1 HR RATED; STC-50 MIN.

- (2) LAYERS 5/8" TYPE X GWB;
- 2X6 WOOD STUD FRAMING (SEE STRUCT. DWGS.);
- 5 1/2" BATT INSULATION;
- 1/2" 25 GAUGE RESILIENT CHANNEL;
- (1) LAYER 5/8" TYPE X GWB

TYPE IIIA (LEVELS 4-7) FLOOR (EXCEPT CORRIDORS)
UL# L546; 1 HR RATED; STC-50 MIN.

- FLOOR FINISH MATERIAL;
- 1" GYPCRETE UNDERLAYMENT;
- 1/4" SOUND MAT;
- 3/4" MIN. WOOD STRUCTURAL PANEL SUBFLOOR;
- 18" WOOD TRUSSES (SEE STRUCT. DWGS.);
- 3 1/2" BATT INSULATION;
- 1/2" 25 GAUGE RESILIENT CHANNEL;
- (1) LAYER 5/8" TYPE C GWB

TYPICAL ROOF
UL# P522; 1 HR RATED

- EPDM ROOF MEMBRANE;
- 5/8" GWB (COVER BOARD);
- R-30 RIGID INSULATION, MIN.;
- 1/2" MIN. PLYWOOD SHEATHING;
- 18" WOOD TRUSSES W/ TAPERED TOP CHORD (SEE STRUCT. DWGS.);
- 1/2" 25 GAUGE RESILIENT CHANNEL;
- (1) LAYER 5/8" TYPE C GWB

STAIR / ELEVATOR SHAFT (ALL LEVELS)
UL# U905; 2 HR RATED

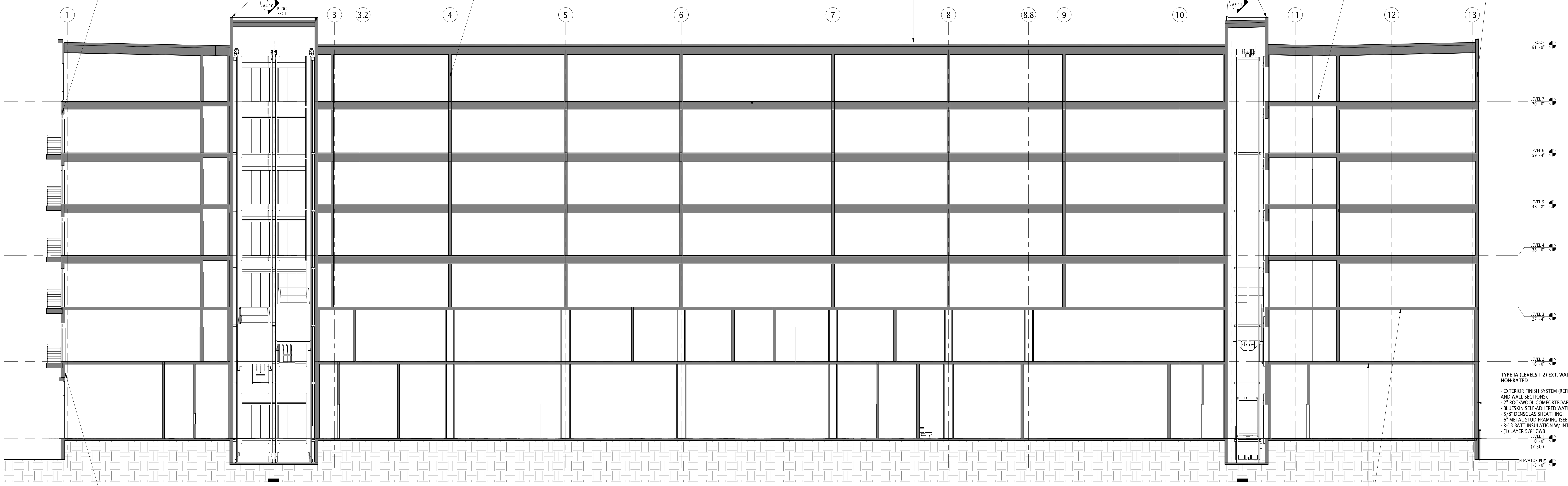
- 8X8X16 CONCRETE MASONRY UNITS (SEE STRUCT. DWGS.)

TYPE IIIA (LEVELS 4-7) FLOOR (CORRIDORS)
UL# L502; 1 HR RATED

- FLOOR FINISH MATERIAL;
- 1" GYPCRETE UNDERLAYMENT;
- 1/4" SOUND MAT;
- 3/4" MIN. WOOD STRUCTURAL PANEL SUBFLOOR;
- 2X10 WOOD JOISTS (SEE STRUCT. DWGS.);
- 3 1/2" BATT INSULATION;
- 1/2" 25 GAUGE RESILIENT CHANNEL;
- (1) LAYER 5/8" TYPE C GWB

TYPE IIIA (LEVELS 3-7) EXT. BEARING WALL
UL# U349; 2 HR RATED (INTERIOR ONLY)

- EXTERIOR FINISH SYSTEM (REFER TO BUILDING ELEVATIONS AND WALL SECTIONS);
- BLUESKIN SELF-ADHERED WATER RESISTIVE AIR BARRIER;
- 15/32" LP FLAMEBLOCK 2-SIDE;
- 2X6 FIRE-RETARDANT-TREATED WOOD STUD FRAMING; SEE STRUCT. DWGS.;
- R-20 BATT INSULATION;
- (2) LAYERS 5/8" TYPE X GWB



TYPE IA (LEVELS 1-2) EXT. WALL
NON-RATED

- EXTERIOR FINISH SYSTEM (REFER TO BUILDING ELEVATIONS AND WALL SECTIONS);
- 2" ROCKWOOL COMFORTBOARD 110;
- BLUESKIN SELF-ADHERED WATER RESISTIVE AIR BARRIER;
- 5/8" DENSGLAS SHEATHING;
- 6" METAL STUD FRAMING (SEE STRUCT. DWGS.);
- R-13 BATT INSULATION W/ INTEGRAL VAPOR BARRIER;
- (1) LAYER 5/8" GWB

TYPE IA (LEVELS 1-2) EXT. WALL
NON-RATED

- EXTERIOR FINISH SYSTEM (REFER TO BUILDING ELEVATIONS AND WALL SECTIONS);
- 2" ROCKWOOL COMFORTBOARD 110;
- BLUESKIN SELF-ADHERED WATER RESISTIVE AIR BARRIER;
- 5/8" DENSGLAS SHEATHING;
- 6" METAL STUD FRAMING (SEE STRUCT. DWGS.);
- R-13 BATT INSULATION W/ INTEGRAL VAPOR BARRIER;
- (1) LAYER 5/8" GWB

TYPE IA (LEVELS 2-3/PODIUM) FLOOR
UL# D902; 3 HR RATED (LEVEL 3/PODIUM) AND 2 HR RATED (LEVEL 2); STC-50 MIN.

- FLOOR FINISH MATERIAL;
- 1/4" SOUND MAT;
- COMPOSITE CONCRETE SLAB (LEVEL 3/PODIUM: 4 1/4" CONC. OVER 3" GALVANIZED METAL DECK AND LEVEL 2: 3 1/4" CONC. OVER 3" GALVANIZED METAL DECK; SEE STRUCT. DWGS.);
- STRUCT. STEEL FRAMING W/ SPRAY-APPLIED FIRE RESISTIVE MATERIAL (SEE STRUCT. DWGS.);
- 3 5/8" METAL CEILING FRAMING;
- 3 1/2" BATT INSULATION;
- 1/2" 25 GAUGE RESILIENT CHANNEL;
- (1) LAYER 5/8" TYPE C GWB

1 / A4.10 BUILDING SECTION - LONGITUDINAL
1/8" = 1'-0"

TYPE IIIA (LEVELS 3-7) EXT. BEARING WALL
UL# W408; 2 HR RATED (2 HR INTERIOR AND 1 HR EXTERIOR)

- EXTERIOR FINISH SYSTEM (REFER TO BUILDING ELEVATIONS AND WALL SECTIONS);
- BLUESKIN SELF-ADHERED WATER RESISTIVE AIR BARRIER;
- 15/32" LP FLAMEBLOCK 2-SIDE;
- 2X6 FIRE-RETARDANT-TREATED WOOD STUD FRAMING; SEE STRUCT. DWGS.;
- R-20 MINERAL FIBER INSULATION;
- (2) LAYERS 5/8" TYPE X GWB

TYPE IIIA (LEVELS 4-7) FLOOR (CORRIDORS)
UL# L502; 1 HR RATED

- FLOOR FINISH MATERIAL;
- 1" GYPCRETE UNDERLAYMENT;
- 1/4" SOUND MAT;
- 3/4" MIN. WOOD STRUCTURAL PANEL SUBFLOOR;
- 2X10 WOOD JOISTS (SEE STRUCT. DWGS.);
- 3 1/2" BATT INSULATION;
- 1/2" 25 GAUGE RESILIENT CHANNEL;
- (1) LAYER 5/8" TYPE C GWB

STAIR / ELEVATOR SHAFT (ALL LEVELS)
UL# U905; 2 HR RATED

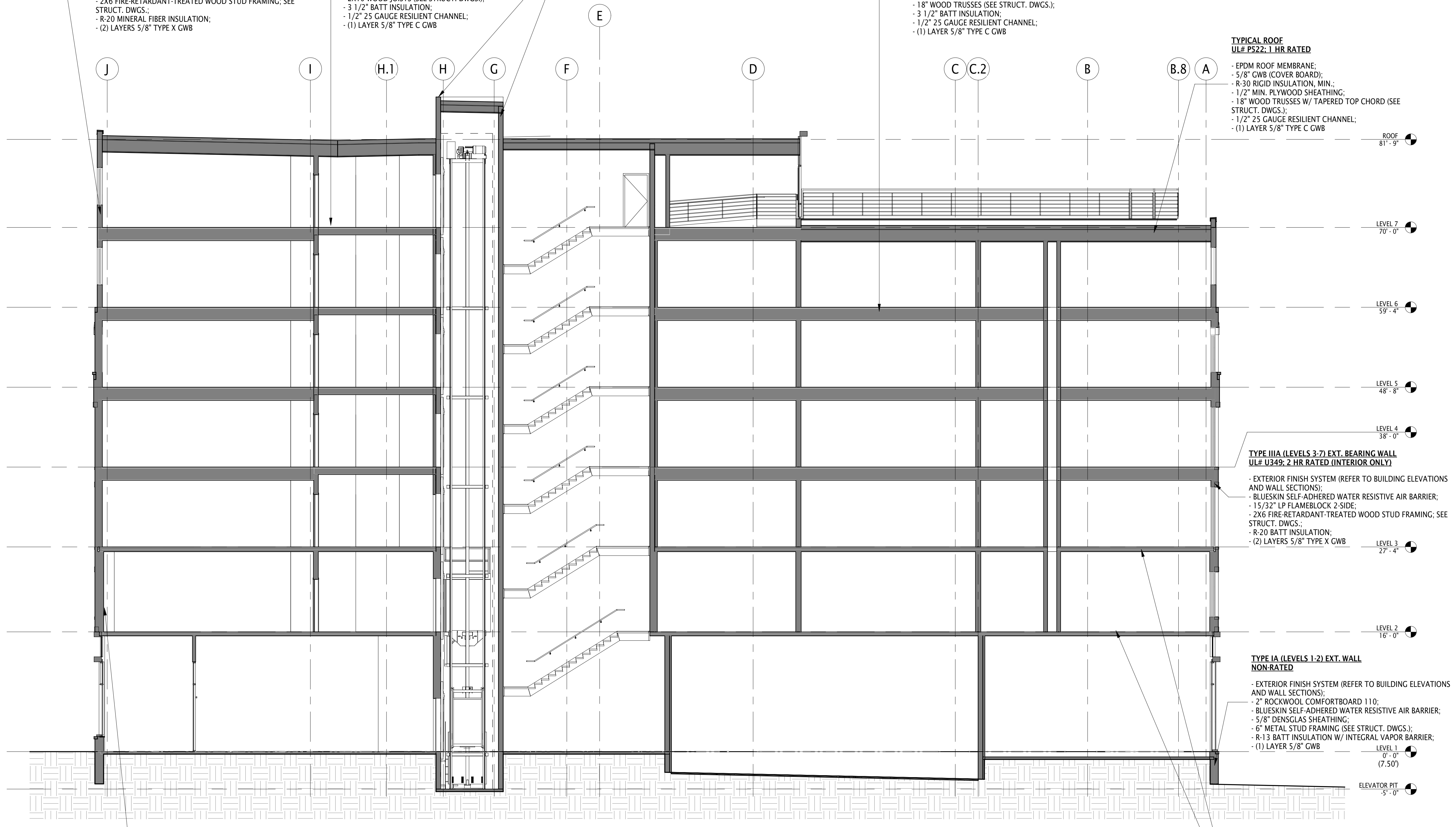
- 8X8X16 CONCRETE MASONRY UNITS (SEE STRUCT. DWGS.)

TYPE IIIA (LEVELS 4-7) FLOOR (EXCEPT CORRIDORS)
UL# L546; 1 HR RATED; STC-50 MIN.

- FLOOR FINISH MATERIAL;
- 1" GYPCRETE UNDERLAYMENT;
- 1/4" SOUND MAT;
- 3/4" MIN. WOOD STRUCTURAL PANEL SUBFLOOR;
- 18" WOOD TRUSSES (SEE STRUCT. DWGS.);
- 3 1/2" BATT INSULATION;
- 1/2" 25 GAUGE RESILIENT CHANNEL;
- (1) LAYER 5/8" TYPE C GWB

TYPICAL ROOF
UL# P522; 1 HR RATED

- EPDM ROOF MEMBRANE;
- 5/8" GWB (COVER BOARD);
- R-30 RIGID INSULATION, MIN.;
- 1/2" MIN. PLYWOOD SHEATHING;
- 18" WOOD TRUSSES W/ TAPERED TOP CHORD (SEE STRUCT. DWGS.);
- 1/2" 25 GAUGE RESILIENT CHANNEL;
- (1) LAYER 5/8" TYPE C GWB



TYPE IIIA (LEVELS 3-7) EXT. BEARING WALL
UL# U349; 2 HR RATED (INTERIOR ONLY)

- EXTERIOR FINISH SYSTEM (REFER TO BUILDING ELEVATIONS AND WALL SECTIONS);
- BLUESKIN SELF-ADHERED WATER RESISTIVE AIR BARRIER;
- 15/32" LP FLAMEBLOCK 2-SIDE;
- 2X6 FIRE-RETARDANT-TREATED WOOD STUD FRAMING; SEE STRUCT. DWGS.;
- R-20 BATT INSULATION;
- (2) LAYERS 5/8" TYPE X GWB

TYPE IA (LEVELS 1-2) EXT. WALL
NON-RATED

- EXTERIOR FINISH SYSTEM (REFER TO BUILDING ELEVATIONS AND WALL SECTIONS);
- 2" ROCKWOOL COMFORTBOARD 110;
- BLUESKIN SELF-ADHERED WATER RESISTIVE AIR BARRIER;
- 5/8" DENSGLAS SHEATHING;
- 6" METAL STUD FRAMING (SEE STRUCT. DWGS.);
- R-13 BATT INSULATION W/ INTEGRAL VAPOR BARRIER;
- (1) LAYER 5/8" GWB

TYPE IA (LEVELS 1-2) EXT. WALL
UL# U425; 1 HR RATED

- EXTERIOR FINISH SYSTEM (REFER TO BUILDING ELEVATIONS AND WALL SECTIONS);
- 2" ROCKWOOL COMFORTBOARD 110;
- BLUESKIN SELF-ADHERED WATER RESISTIVE AIR BARRIER;
- 5/8" DENSGLAS SHEATHING;
- 6" METAL STUD FRAMING (SEE STRUCT. DWGS.);
- R-13 BATT INSULATION W/ INTEGRAL VAPOR BARRIER;
- (1) LAYER 5/8" TYPE X GWB

TYPE IA (LEVELS 2-3/PODIUM) FLOOR
UL# D902; 3 HR RATED (LEVEL 3/PODIUM) AND 2 HR RATED (LEVEL 2); STC-50 MIN.

- FLOOR FINISH MATERIAL;
- 1/4" SOUND MAT;
- COMPOSITE CONCRETE SLAB (LEVEL 3/PODIUM: 4 1/4" CONC. OVER 3" GALVANIZED METAL DECK AND LEVEL 2: 3 1/4" CONC. OVER 3" GALVANIZED METAL DECK; SEE STRUCT. DWGS.);
- STRUCT. STEEL FRAMING W/ SPRAY-APPLIED FIRE RESISTIVE MATERIAL (SEE STRUCT. DWGS.);
- 3 5/8" METAL CEILING FRAMING;
- 3 1/2" BATT INSULATION;
- 1/2" 25 GAUGE RESILIENT CHANNEL;
- (1) LAYER 5/8" TYPE C GWB

2 / A4.10 BUILDING SECTION - TRANVERSE
1/8" = 1'-0"

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11/19/20
WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS.
Applied Electronically by L&I User:

9/4/2020 12:49:09 PM
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JKRP
ARCHITECTS
100 EAST PENN SQUARE
SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331
JKRPARCHITECTS.COM

REGISTERED ARCHITECT
PENNSYLVANIA
No. RA405121

OWNER/CLIENT

FAIRMOUNT STREET PARTNERS, LLC
359 SPRINGFIELD AVE., 2ND FLOOR
SUMMIT, NJ 07901

STRUCTURAL ENGINEER

O'DONNELL & NACCARATO
701 MARKET ST. #6000
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215-925-3788

MEP ENGINEER

ALDERSON ENGINEERING, INC.
407 LAKESIDE DR.
SOUTHAMPTON, PA 18966
215-364-5635

INTERIOR DESIGNER

KKAD
1186 RAYMOND BLVD.
NEWARK, NJ 07102
908-933-9430

700-730 N. DELAWARE AVE

MIXED USE + MULTI-FAMILY

700-730 N. DELAWARE AVE
PHILADELPHIA, PA 19123

PROJECT NORTH

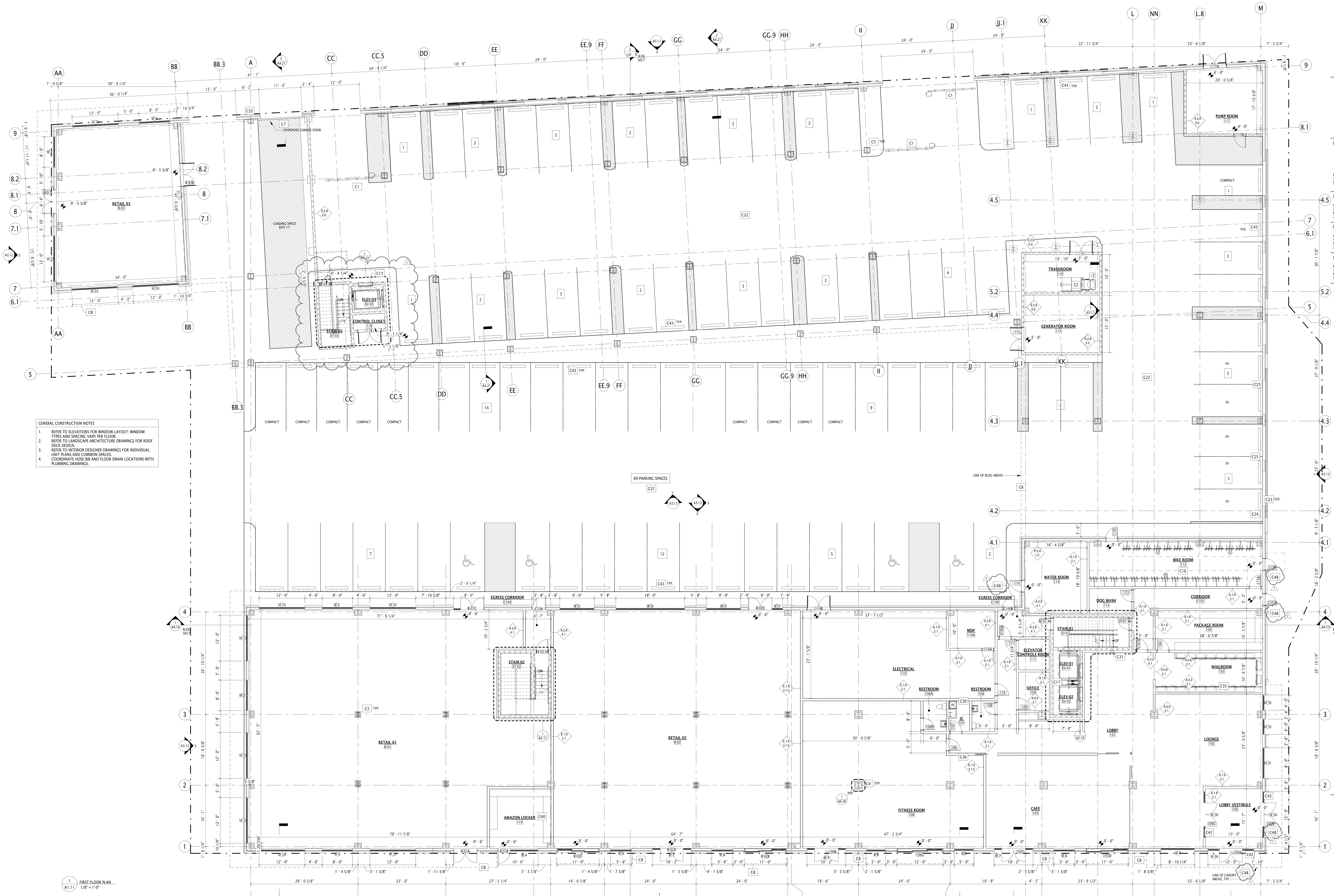
BUILDING SECTIONS

DATE: 2020.09.04
DRAWN BY: DD/BK/KR/SS/LK
REVISIONS:

AS INDICATED

A4.10

PERMIT SET



GENERAL CONSTRUCTION NOTES

1. REFER TO ELEVATIONS FOR WINDOW LAYOUT; WINDOW TYPES AND SPACING VARY PER FLOOR.
2. REFER TO LANDSCAPE ARCHITECTURE DRAWINGS FOR ROOF DECK DESIGN.
3. REFER TO INTERIOR DESIGNER DRAWINGS FOR INDIVIDUAL UNIT PLANS AND COMMON SPACES.
4. COORDINATE HOSE BIB AND FLOOR DRAIN LOCATIONS WITH PLUMBING DRAWINGS.

1 / A1.11 FIRST FLOOR PLAN
1/8" = 1'-0"

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11/19/20
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Applied Electronically by L&I User:

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JKRP
ARCHITECTS
100 EAST PENN SQUARE
SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331
JKRPARCHITECTS.COM

REGISTERED ARCHITECT
PENNSYLVANIA
CASCANIS No. RA405121

OWNER/CLIENT

FAIRMOUNT STREET PARTNERS, LLC
359 SPRINGFIELD AVE, 2ND FL
SUMMIT, NJ 07901

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215-925-3788

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SOUTHAMPTON, PA 18966
215-364-5635

INTERIOR DESIGNER

KKAD
1186 RAYMOND BLVD.
NEWARK, NJ 07102
908-933-9430

711-735 N FRONT ST

MIXED-USE + MULTIFAMILY

711-735 N FRONT ST
PHILADELPHIA, PA 19123

PROJECT NORTH

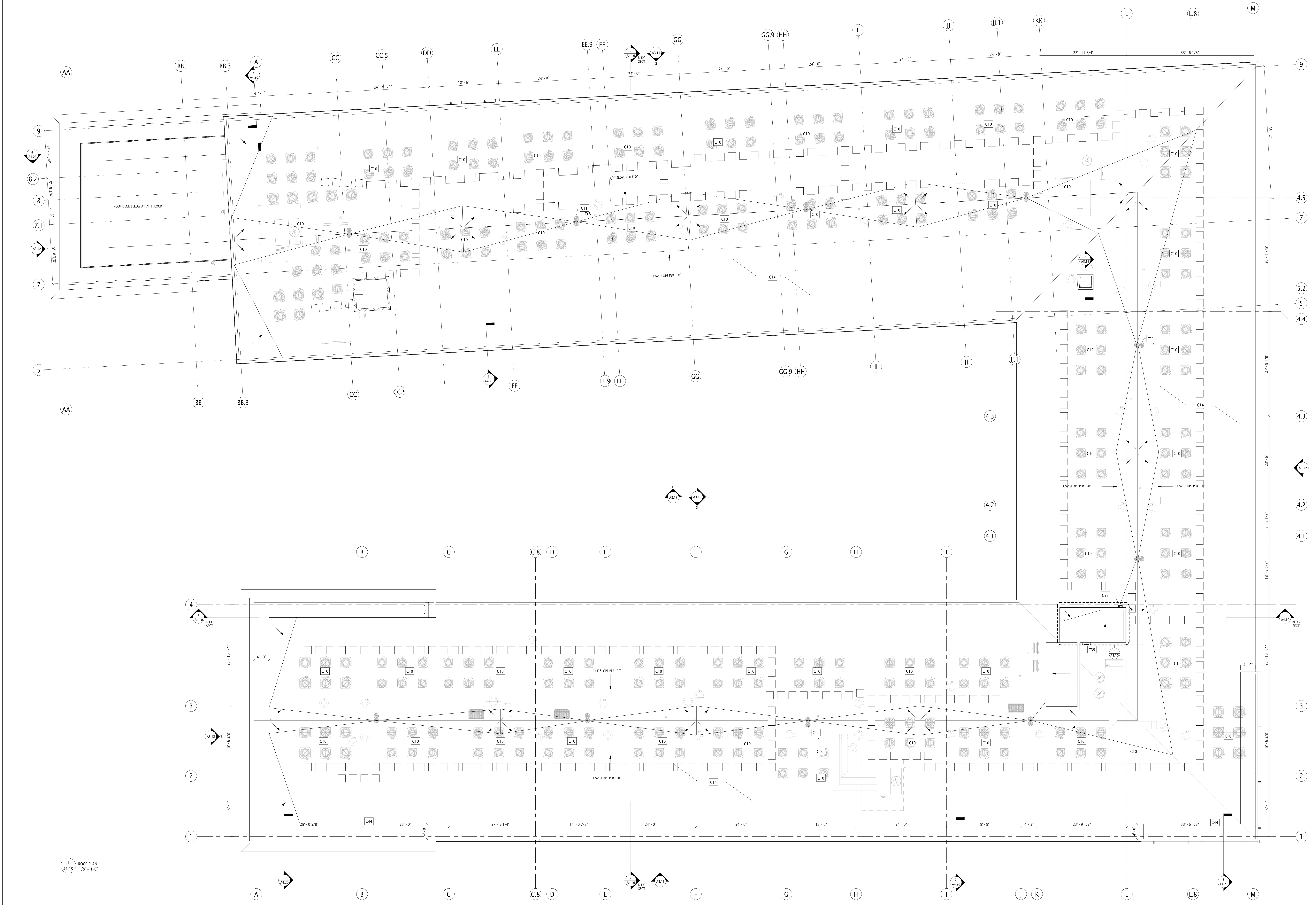
FIRST FLOOR PLAN

DATE: 2020.10.20
DRAWN BY: DD/BK/KR/SS/LK
REVISIONS:
1 10.21.2020 Permit Revision 1

AS INDICATED

A1.11

PERMIT SET



1 A1.15 ROOF PLAN 1/8" = 1'-0"

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STRUCTURAL ENGINEER

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KKAD
1186 RAYMOND BLVD.
NEWARK, NJ 07102
908-933-9430

711-735 N FRONT ST
MIXED-USE + MULTIFAMILY

711-735 N FRONT ST
PHILADELPHIA, PA 19123

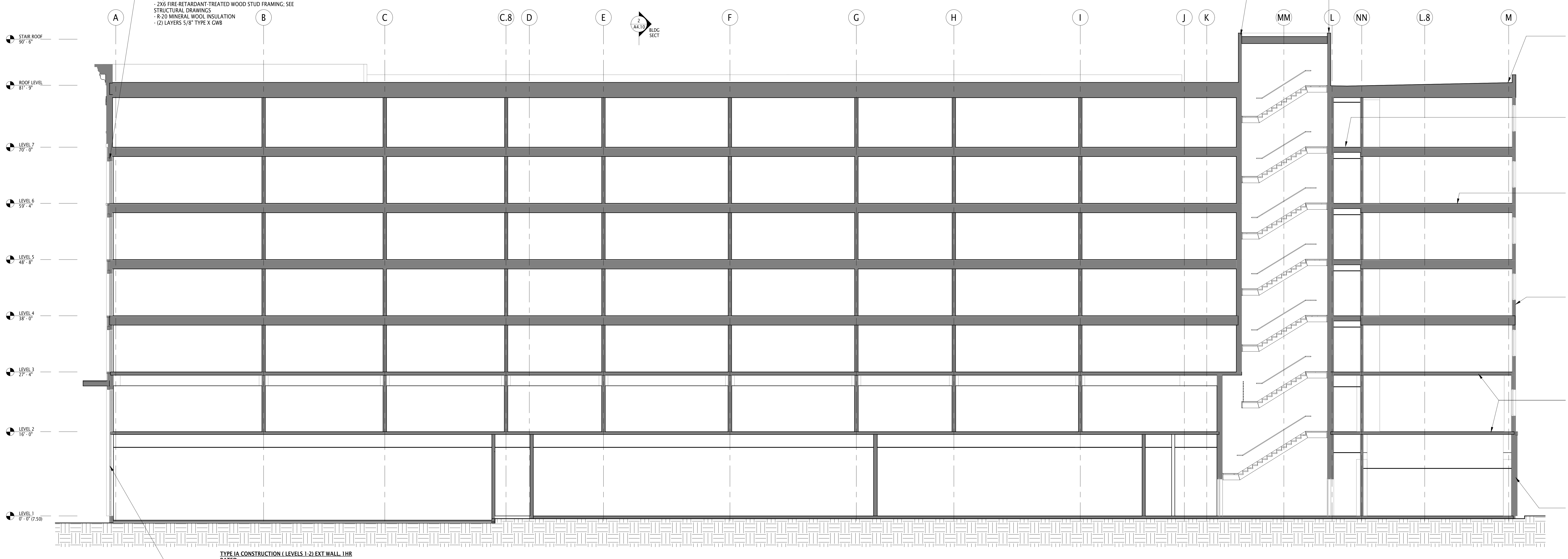
PROJECT NORTH

ROOF PLAN

DATE: 2020.09.04
DRAWN BY: DD/BK/KR/SS/LK
REVISIONS:

AS INDICATED

A1.15
PERMIT SET



TYPE IIIA CONSTRUCTION (LEVELS 3-7) EXT BEARING WALL, 2HR RATED (2HR INT AND 1HR EXT)
UL# W408

- EXTERIOR FINISH SYSTEM (REFER TO BUILDING ELEVATIONS AND WALL SECTIONS)
- BLUESKIN SELF-ADHERED WATER RESISTIVE AIR BARRIER
- 15/32" LP FLAMEBLOCK 2-SIDE
- 2X6 FIRE-RETARDANT-TREATED WOOD STUD FRAMING; SEE STRUCTURAL DRAWINGS
- R-20 MINERAL WOOL INSULATION
- (2) LAYERS 5/8" TYPE X GWB

VERTICAL SHAFT ENCLOSURE (ELEVATOR+ STAIRS) 2HR RATED
UL# U905

- 8X8X16 CONCRETE MASONRY UNITS; SEE STRUCTURAL DRAWINGS

ROOF: 1HR RATED
UL# P522

- EPDM ROOF MEMBRANE
- 5/8" GWB (COVERBOARD)
- R30 RIGID INSULATION, MIN
- 1/2" MIN PLYWOOD SHEATHING
- 18" WOOD TRUSS W/ TAPERED TOP CHORD, SEE STRUCTURAL DRAWINGS
- 1/2" 25 GAUGE RESILIENT CHANNEL
- (1) LAYER 5/8" TYPE C GWB

TYPE IIIA CONSTRUCTION (LEVELS 4-7) FLOOR (CORRIDORS), 1HR RATED
UL# L502

- FINISH FLOOR MATERIAL
- 1" GYPCRETE UNDERLAYMENT
- 1/4" SOUND MAT
- 3/4" MIN. WOOD STRUCTURAL PANEL SUBFLOOR
- 2X10 WOOD JOISTS; SEE STRUCTURAL DRAWINGS
- 3-1/2" BATT INSULATION
- 1/2" 25 GAUGE RESILIENT CHANNEL
- (1) LAYER 5/8" TYPE C GWB

TYPE IIIA CONSTRUCTION (LEVELS 4-7) FLOOR (EXCEPT CORRIDORS), 1HR RATED, STC-50
UL# L546

- FINISHED FLOOR MATERIAL
- 1" GYPCRETE UNDERLAYMENT
- 1/4" SOUND MAT
- 3/4" MIN. WOOD STRUCTURAL PANEL SUBFLOOR
- 18" WOOD TRUSS, SEE STRUCTURAL DWGS
- 3-1/2" BATT INSULATION
- 1/2" 25 GAUGE RESILIENT CHANNEL
- (1) LAYER 5/8" TYPE C GWB

TYPE IIIA CONSTRUCTION (LEVELS 3-7) EXT BEARING WALL, 2HR RATED (2HR INT AND 1HR EXT)
UL# W408

- EXTERIOR FINISH SYSTEM (REFER TO BUILDING ELEVATIONS AND WALL SECTIONS)
- BLUESKIN SELF-ADHERED WATER RESISTIVE AIR BARRIER
- 15/32" LP FLAMEBLOCK 2-SIDE
- 2X6 FIRE-RETARDANT-TREATED WOOD STUD FRAMING; SEE STRUCTURAL DRAWINGS
- R-20 MINERAL WOOL INSULATION
- (2) LAYERS 5/8" TYPE X GWB

TYPE IA CONSTRUCTION (LEVELS 2-3/PODIUM) FLOOR, 3HR RATED (LEVEL 3/PODIUM) AND 2-HR RATED (LEVEL 2); STC-50 MIN
UL# D902

- FLOOR FINISH MATERIAL
- 1/4" SOUND MAT
- COMPOSITE CONCRETE SLAB (LEVEL 3/PODIUM: 4-1/4" CONCRETE OVER 3" GALVANIZED METAL DECK AND LEVEL 2: 3-1/4" CONCRETE OVER 3" GALVANIZED METAL DECK), SEE STRUCTURAL DRAWINGS
- STRUCTURAL STEEL FRAMING W/ SPRAY-APPLIED FIRE RESISTIVE MATERIAL, SEE STRUCTURAL DRAWINGS
- 2-5/8" METAL CEILING FRAMING
- 3-1/2" BATT INSULATION
- 1/2" 25 GAUGE RESILIENT CHANNEL
- (1) LAYER 5/8" TYPE C GWB

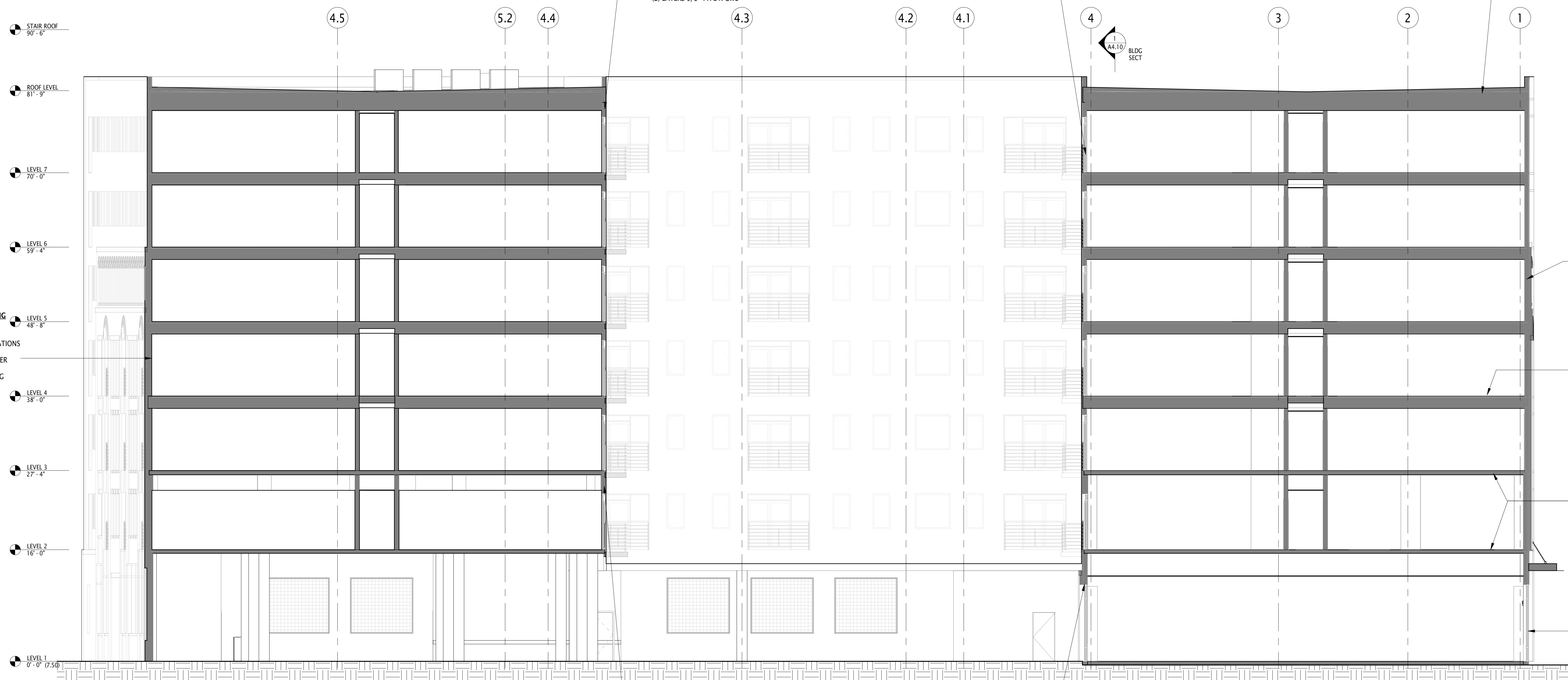
TYPE IA CONSTRUCTION (LEVELS 1-2) EXT WALL, 1HR RATED
UL# U425

- EXTERIOR FINISH SYSTEM (REFER TO BUILDING ELEVATIONS AND WALL SECTIONS)
- 2" ROCKWOOL COMFORTBOARD 110
- BLUESKIN SELF-ADHERED WATER RESISTIVE AIR BARRIER
- 5/8" DENSGLASS SHEATHING
- 6" METAL STUD FRAMING (SEE STRUCTURAL DRAWINGS)
- R-13 BATT INSULATION W/ INTEGRAL VAPOR BARRIER
- (1) LAYER 5/8" TYPE X GWB

TYPE IA CONSTRUCTION (LEVELS 1-2) EXT WALL, 1HR RATED
UL# U425

- EXTERIOR FINISH SYSTEM (REFER TO BUILDING ELEVATIONS AND WALL SECTIONS)
- 2" ROCKWOOL COMFORTBOARD 110
- BLUESKIN SELF-ADHERED WATER RESISTIVE AIR BARRIER
- 5/8" DENSGLASS SHEATHING
- 6" METAL STUD FRAMING (SEE STRUCTURAL DRAWINGS)
- R-13 BATT INSULATION W/ INTEGRAL VAPOR BARRIER
- (1) LAYER 5/8" TYPE X GWB

1
A4.10
BUILDING SECTION - LONGITUDINAL
1/8" = 1'-0"



TYPE IIIA CONSTRUCTION (LEVELS 3-7) EXT BEARING WALL, 2HR RATED (2HR INT)
UL# U349

- EXTERIOR FINISH SYSTEM (REFER TO BUILDING ELEVATIONS AND WALL SECTIONS)
- BLUESKIN SELF-ADHERED WATER RESISTIVE AIR BARRIER
- 15/32" LP FLAMEBLOCK 2-SIDE
- 2X6 FIRE-RETARDANT-TREATED WOOD STUD FRAMING
- SEE STRUCTURAL DRAWINGS
- R-20 BATT INSULATION
- (2) LAYERS 5/8" TYPE X GWB

TYPE IIIA CONSTRUCTION (LEVELS 3-7) EXT BEARING WALL, 2HR RATED (2HR INT)
UL# U349

- EXTERIOR FINISH SYSTEM (REFER TO BUILDING ELEVATIONS AND WALL SECTIONS)
- BLUESKIN SELF-ADHERED WATER RESISTIVE AIR BARRIER
- 15/32" LP FLAMEBLOCK 2-SIDE
- 2X6 FIRE-RETARDANT-TREATED WOOD STUD FRAMING
- SEE STRUCTURAL DRAWINGS
- R-20 BATT INSULATION
- (2) LAYERS 5/8" TYPE X GWB

TYPE IIIA CONSTRUCTION (LEVELS 3-7) EXT BEARING WALL, 2HR RATED (2HR INT)
UL# U349

- EXTERIOR FINISH SYSTEM (REFER TO BUILDING ELEVATIONS AND WALL SECTIONS)
- BLUESKIN SELF-ADHERED WATER RESISTIVE AIR BARRIER
- 15/32" LP FLAMEBLOCK 2-SIDE
- 2X6 FIRE-RETARDANT-TREATED WOOD STUD FRAMING
- SEE STRUCTURAL DRAWINGS
- R-20 BATT INSULATION
- (2) LAYERS 5/8" TYPE X GWB

ROOF: 1HR RATED
UL# P522

- EPDM ROOF MEMBRANE
- 5/8" GWB (COVERBOARD)
- R30 RIGID INSULATION, MIN
- 1/2" MIN PLYWOOD SHEATHING
- 18" WOOD TRUSS W/ TAPERED TOP CHORD, SEE STRUCTURAL DRAWINGS
- 1/2" 25 GAUGE RESILIENT CHANNEL
- (1) LAYER 5/8" TYPE C GWB

TYPE IIIA CONSTRUCTION (LEVELS 3-7) EXT BEARING WALL, 2HR RATED (2HR INT AND 1HR EXT)
UL# W408

- EXTERIOR FINISH SYSTEM (REFER TO BUILDING ELEVATIONS AND WALL SECTIONS)
- BLUESKIN SELF-ADHERED WATER RESISTIVE AIR BARRIER
- 15/32" LP FLAMEBLOCK 2-SIDE
- 2X6 FIRE-RETARDANT-TREATED WOOD STUD FRAMING; SEE STRUCTURAL DRAWINGS
- R-20 MINERAL WOOL INSULATION
- (2) LAYERS 5/8" TYPE X GWB

TYPE IIIA CONSTRUCTION (LEVELS 4-7) FLOOR (EXCEPT CORRIDORS), 1HR RATED, STC-50
UL# L546

- FINISHED FLOOR MATERIAL
- 1" GYPCRETE UNDERLAYMENT
- 1/4" SOUND MAT
- 3/4" MIN. WOOD STRUCTURAL PANEL SUBFLOOR
- 18" WOOD TRUSS, SEE STRUCTURAL DWGS
- 3-1/2" BATT INSULATION
- 1/2" 25 GAUGE RESILIENT CHANNEL
- (1) LAYER 5/8" TYPE C GWB

TYPE IA CONSTRUCTION (LEVELS 2-3/PODIUM) FLOOR, 3HR RATED (LEVEL 3/PODIUM) AND 2-HR RATED (LEVEL 2); STC-50 MIN
UL# D902

- FLOOR FINISH MATERIAL
- 1/4" SOUND MAT
- COMPOSITE CONCRETE SLAB (LEVEL 3/PODIUM: 4-1/4" CONCRETE OVER 3" GALVANIZED METAL DECK AND LEVEL 2: 3-1/4" CONCRETE OVER 3" GALVANIZED METAL DECK), SEE STRUCTURAL DRAWINGS
- STRUCTURAL STEEL FRAMING W/ SPRAY-APPLIED FIRE RESISTIVE MATERIAL, SEE STRUCTURAL DRAWINGS
- 2-5/8" METAL CEILING FRAMING
- 3-1/2" BATT INSULATION
- 1/2" 25 GAUGE RESILIENT CHANNEL
- (1) LAYER 5/8" TYPE C GWB

TYPE IA CONSTRUCTION (LEVELS 1-2) EXT WALL, 1HR RATED
UL# U425

- EXTERIOR FINISH SYSTEM (REFER TO BUILDING ELEVATIONS AND WALL SECTIONS)
- 2" ROCKWOOL COMFORTBOARD 110
- BLUESKIN SELF-ADHERED WATER RESISTIVE AIR BARRIER
- 5/8" DENSGLASS SHEATHING
- 6" METAL STUD FRAMING (SEE STRUCTURAL DRAWINGS)
- R-13 BATT INSULATION W/ INTEGRAL VAPOR BARRIER
- (1) LAYER 5/8" TYPE X GWB

TYPE 1A CONSTRUCTION (LEVELS 1-2) EXT WALL, NON-RATED

- EXTERIOR FINISH SYSTEM (REFER TO BUILDING ELEVATIONS AND WALL SECTIONS)
- 2" ROCKWOOL COMFORTBOARD 110
- BLUESKIN SELF-ADHERED WATER RESISTIVE AIR BARRIER
- 5/8" DENSGLASS SHEATHING
- 6" METAL STUD FRAMING; SEE STRUCTURAL DRAWINGS
- R-13 BATT INSULATION W/ INTEGRAL VAPOR BARRIER
- (1) LAYER 5/8" GWB

TYPE 1A CONSTRUCTION (LEVELS 1-2) EXT WALL, NON-RATED

- EXTERIOR FINISH SYSTEM (REFER TO BUILDING ELEVATIONS AND WALL SECTIONS)
- 2" ROCKWOOL COMFORTBOARD 110
- BLUESKIN SELF-ADHERED WATER RESISTIVE AIR BARRIER
- 5/8" DENSGLASS SHEATHING
- 6" METAL STUD FRAMING; SEE STRUCTURAL DRAWINGS
- R-13 BATT INSULATION W/ INTEGRAL VAPOR BARRIER
- (1) LAYER 5/8" GWB

2
A4.10
BUILDING SECTION - TRANVERSE
1/8" = 1'-0"

APPROVED
FOR ZONING ONLY
11/19/20

WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS.

Applied Electronically by L&I User:

JKRP
ARCHITECTS
100 EAST PENN SQUARE
SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331
JKRPARCHITECTS.COM

No. RA405121

OWNER/CLIENT

FAIRMOUNT STREET PARTNERS, LLC
359 SPRINGFIELD AVE, 2ND FL
SUMMIT, NJ 07901

STRUCTURAL ENGINEER

O'DONNELL & NACCARATO
701 MARKET ST. #6000
PHILADELPHIA, PA 19106
215-925-3788

MEP ENGINEER

ALDERSON ENGINEERING, INC.
407 LAKESIDE DR.
SOUTHAMPTON, PA 18966
215-364-5635

INTERIOR DESIGNER

KKAD
1186 RAYMOND BLVD.
NEWARK, NJ 07102
908-933-9430

711-735 N FRONT ST

MIXED-USE + MULTIFAMILY

711-735 N FRONT ST
PHILADELPHIA, PA 19123

PROJECT
NORTH

BUILDING SECTION

DATE: 2020.09.04
DRAWN BY: DD/BK/KR/SS/LK
REVISIONS:

AS INDICATED

A4.10

PERMIT SET